



# STERLING HOMES

INTERNATIONAL MILL & TIMBER CO.  
BAY CITY, MICHIGAN. U.S.A.



SEPTEMBER, 1921

# 50% OFF

Prices F. O. B. Mill Bay City, Mich.  
Prices subject to change without notice.

## Last Bargain Price List on Sterling Homes

### STERLING HOMES

| Name          | Page | Last Year's Price | Present Net Price |
|---------------|------|-------------------|-------------------|
| Allman "A"    | 41   | \$2,372.34        | <b>\$1,186.27</b> |
| Allman "B"    | 41   | 2,764.26          | <b>1,382.13</b>   |
| Arlington "B" | 43   | 4,554.27          | <b>2,277.13</b>   |
| Arlington "C" | 42   | 4,422.89          | <b>2,211.45</b>   |
| Ashland "A"   | 10   | 4,493.82          | <b>2,246.91</b>   |
| Avondale      | 13   | 4,286.74          | <b>2,142.37</b>   |
| Brewster      | 25   | 4,027.73          | <b>2,018.86</b>   |
| Canton "A"    | 57   | 3,873.50          | <b>1,936.75</b>   |
| Canton "B"    | 57   | 3,982.19          | <b>1,991.10</b>   |
| Chaderton     | 23   | 3,390.11          | <b>1,695.05</b>   |
| Charmcote     | 63   | 3,023.38          | <b>1,511.69</b>   |
| Chelsea       | 58   | 2,860.00          | <b>1,430.00</b>   |
| Chester "A"   | 61   | 1,638.87          | <b>819.43</b>     |
| Chester "B"   | 61   | 2,216.83          | <b>1,108.41</b>   |
| Classic "C"   | 36   | 3,243.01          | <b>1,621.50</b>   |
| Classic "D"   | 36   | 3,789.36          | <b>1,894.68</b>   |
| Dayton "A"    | 51   | 3,379.86          | <b>1,689.93</b>   |
| Dayton "B"    | 51   | 3,535.24          | <b>1,767.62</b>   |
| Douglas "A"   | 24   | 2,480.01          | <b>1,240.00</b>   |
| Douglas "B"   | 24   | 2,782.76          | <b>1,391.88</b>   |
| Ellnwood "C"  | 16   | 2,160.00          | <b>1,080.00</b>   |
| Ellnwood "D"  | 16   | 2,448.00          | <b>1,224.00</b>   |
| Ellsbury      | 17   | 5,016.02          | <b>2,508.01</b>   |
| Englewood     | 32   | 5,472.74          | <b>2,736.37</b>   |
| Evanston      | 55   | 3,994.84          | <b>1,997.42</b>   |
| Garland "A"   | 46   | 2,731.87          | <b>1,365.93</b>   |
| Garland "B"   | 46   | 3,150.29          | <b>1,575.14</b>   |
| Glenwood "A"  | 56   | 3,756.37          | <b>1,878.18</b>   |
| Glenwood "B"  | 56   | 3,628.80          | <b>1,814.40</b>   |
| Gordon "D"    | 40   | 2,907.99          | <b>1,453.99</b>   |
| Grenadier "A" | 66   | 6,023.09          | <b>3,011.54</b>   |
| Grenadier "B" | 66   | 6,642.10          | <b>3,321.05</b>   |
| Homestead     | 30   | 4,829.28          | <b>2,414.64</b>   |
| Imperial "A"  | 34   | 4,370.64          | <b>2,185.32</b>   |
| Imperial "B"  | 34   | 4,795.82          | <b>2,397.91</b>   |
| Ingleside     | 29   | 4,648.36          | <b>2,324.18</b>   |
| Lawndale "A"  | 37   | 2,920.00          | <b>1,460.00</b>   |
| Lawndale "B"  | 37   | 3,227.61          | <b>1,613.81</b>   |
| Lawnsette     | 19   | 5,834.37          | <b>2,917.18</b>   |
| Linwood "A"   | 50   | 3,357.35          | <b>1,678.67</b>   |
| Linwood "B"   | 50   | 3,464.37          | <b>1,732.18</b>   |
| Lorraine      | 48   | 2,865.38          | <b>1,432.69</b>   |
| Lovell "A"    | 38   | 2,756.21          | <b>1,378.10</b>   |
| Lovell "B"    | 38   | 3,069.71          | <b>1,534.85</b>   |

### STERLING HOMES

| Name            | Page | Last Year's Price | Present Net Price |
|-----------------|------|-------------------|-------------------|
| Ma Cherie "D"   | 52   | \$4,112.39        | <b>\$2,056.19</b> |
| Ma Cherie "E"   | 52   | 4,753.59          | <b>2,376.79</b>   |
| Ma Cherie "H"   | 53   | 5,628.24          | <b>2,814.12</b>   |
| Manor "C"       | 22   | 3,438.17          | <b>1,719.08</b>   |
| Marlowe "A"     | 47   | 2,867.60          | <b>1,433.80</b>   |
| Marlowe "B"     | 47   | 3,355.73          | <b>1,677.86</b>   |
| Mayfair "C"     | 64   | 3,960.70          | <b>1,980.85</b>   |
| Mayfair "D"     | 64   | 3,474.87          | <b>1,737.48</b>   |
| Miracle "C"     | 44   | 2,895.95          | <b>1,447.97</b>   |
| Miracle "H"     | 44   | 3,903.23          | <b>1,951.61</b>   |
| Oakland "A"     | 35   | 2,994.58          | <b>1,497.29</b>   |
| Oakland "B"     | 35   | 3,273.07          | <b>1,636.53</b>   |
| Portland "A"    | 59   | 3,719.52          | <b>1,859.76</b>   |
| Portland "B"    | 59   | 3,813.96          | <b>1,906.98</b>   |
| Ravena "A"      | 33   | 2,443.70          | <b>1,221.85</b>   |
| Ravena "B"      | 33   | 2,796.01          | <b>1,398.00</b>   |
| Rembrandt "B"   | 15   | 4,151.77          | <b>2,075.88</b>   |
| Richgrain       | 28   | 3,555.23          | <b>1,777.61</b>   |
| Rochester       | 31   | 2,895.09          | <b>1,447.54</b>   |
| San Carlos "A"  | 9    | 4,235.05          | <b>2,117.52</b>   |
| San Carlos "B"  | 9    | 4,819.50          | <b>2,409.75</b>   |
| Senator "A"     | 11   | 3,591.94          | <b>1,795.97</b>   |
| Senator "B"     | 21   | 4,137.12          | <b>2,068.56</b>   |
| Sheldon "A"     | 65   | 2,436.40          | <b>1,218.20</b>   |
| Sheldon "B"     | 65   | 2,740.37          | <b>1,370.18</b>   |
| Sherwood "A"    | 39   | 2,452.27          | <b>1,226.13</b>   |
| Sherwood "B"    | 39   | 2,830.95          | <b>1,415.47</b>   |
| Springfield "A" | 26   | 2,576.01          | <b>1,288.00</b>   |
| Springfield "B" | 26   | 2,764.40          | <b>1,382.20</b>   |
| Stanford "A"    | 62   | 2,140.42          | <b>1,070.21</b>   |
| Stanford "B"    | 62   | 2,209.16          | <b>1,104.58</b>   |
| Straitway       | 27   | 3,253.07          | <b>1,626.53</b>   |
| Van Dyke "B"    | 14   | 4,890.67          | <b>2,445.33</b>   |
| Vernon          | 67   | 8,090.14          | <b>4,045.07</b>   |
| Vinton          | 49   | 3,657.15          | <b>1,828.57</b>   |
| Waverly "A"     | 60   | 3,496.08          | <b>1,748.04</b>   |
| Waverly "B"     | 60   | 3,451.96          | <b>1,725.98</b>   |
| Wellington      | 45   | 4,256.19          | <b>2,128.09</b>   |
| Westover "A"    | 20   | 2,858.32          | <b>1,429.16</b>   |
| Westover "B"    | 20   | 3,221.45          | <b>1,610.72</b>   |
| Windemere       | 18   | 3,959.63          | <b>1,979.81</b>   |
| Winsom "A"      | 54   | 3,522.48          | <b>1,761.24</b>   |
| Winsom "B"      | 54   | 3,796.76          | <b>1,898.38</b>   |
| Worthington     | 12   | 3,868.58          | <b>1,934.29</b>   |

### STERLING SUMMER COTTAGES

| Name     | Page | Last Year's Price | Present Net Price |
|----------|------|-------------------|-------------------|
| Lakeview | 68   | \$1,312.60        | <b>\$656.30</b>   |
| Riverton | 68   | 1,155.26          | <b>577.63</b>     |
| Wildwood | 68   | 1,221.88          | <b>610.94</b>     |

### GARAGES

| Name       | Page | Size  | Last Year's Price | Present Net Price |
|------------|------|-------|-------------------|-------------------|
| Bellevue   | 69   | 8x12  | \$131.74          | <b>\$65.87</b>    |
|            |      | 8x14  | 139.82            | <b>69.91</b>      |
|            |      | 8x16  | 149.38            | <b>74.69</b>      |
|            |      | 8x20  | 181.51            | <b>90.75</b>      |
|            |      | 10x14 | 155.92            | <b>77.96</b>      |
|            |      | 10x16 | 174.35            | <b>87.17</b>      |
|            |      | 10x18 | 189.66            | <b>94.83</b>      |
| Colonial   | 69   | 8x14  | 211.55            | <b>105.77</b>     |
|            |      | 8x16  | 225.80            | <b>112.90</b>     |
|            |      | 8x18  | 246.92            | <b>123.46</b>     |
|            |      | 8x20  | 262.93            | <b>131.46</b>     |
|            |      | 10x14 | 229.07            | <b>114.53</b>     |
|            |      | 10x18 | 263.23            | <b>131.61</b>     |
|            |      | 10x20 | 271.02            | <b>135.51</b>     |
| LaSalle    | 69   | 12x16 | 348.28            | <b>174.14</b>     |
|            |      | 12x18 | 375.07            | <b>187.53</b>     |
|            |      | 12x20 | 401.92            | <b>200.96</b>     |
|            |      | 14x16 | 354.16            | <b>177.08</b>     |
|            |      | 14x18 | 399.73            | <b>199.86</b>     |
|            |      | 14x20 | 430.55            | <b>215.27</b>     |
| Vanderbilt | 69   | 16x16 | 401.85            | <b>200.92</b>     |
|            |      | 18x18 | 498.10            | <b>249.05</b>     |
|            |      | 18x20 | 523.26            | <b>261.63</b>     |
|            |      | 18x22 | 551.09            | <b>275.54</b>     |
|            |      | 18x24 | 567.49            | <b>283.74</b>     |
|            |      | 20x20 | 545.51            | <b>272.75</b>     |
|            |      | 20x22 | 570.53            | <b>285.26</b>     |
|            |      | 20x24 | 600.46            | <b>300.23</b>     |



# The STERLING SYSTEM of HOME BUILDING

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1921 CATALOG • NUMBER 17

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## TERMS

1. 5% DISCOUNT. A 5% discount off gross price is allowed when full cash accompanies order.
2. \$50 DEPOSIT. A \$50 deposit can be made accompanied by bank guaranty for balance gross price, collected by sight draft attached to bill of lading.
3. 25% PAYMENT. A payment of 25% of gross price can be made, balance collected by sight draft attached to bill of lading. No bank guaranty necessary.

SEE TERMS ON PRICE LIST

## INTERNATIONAL MILL & TIMBER CO.

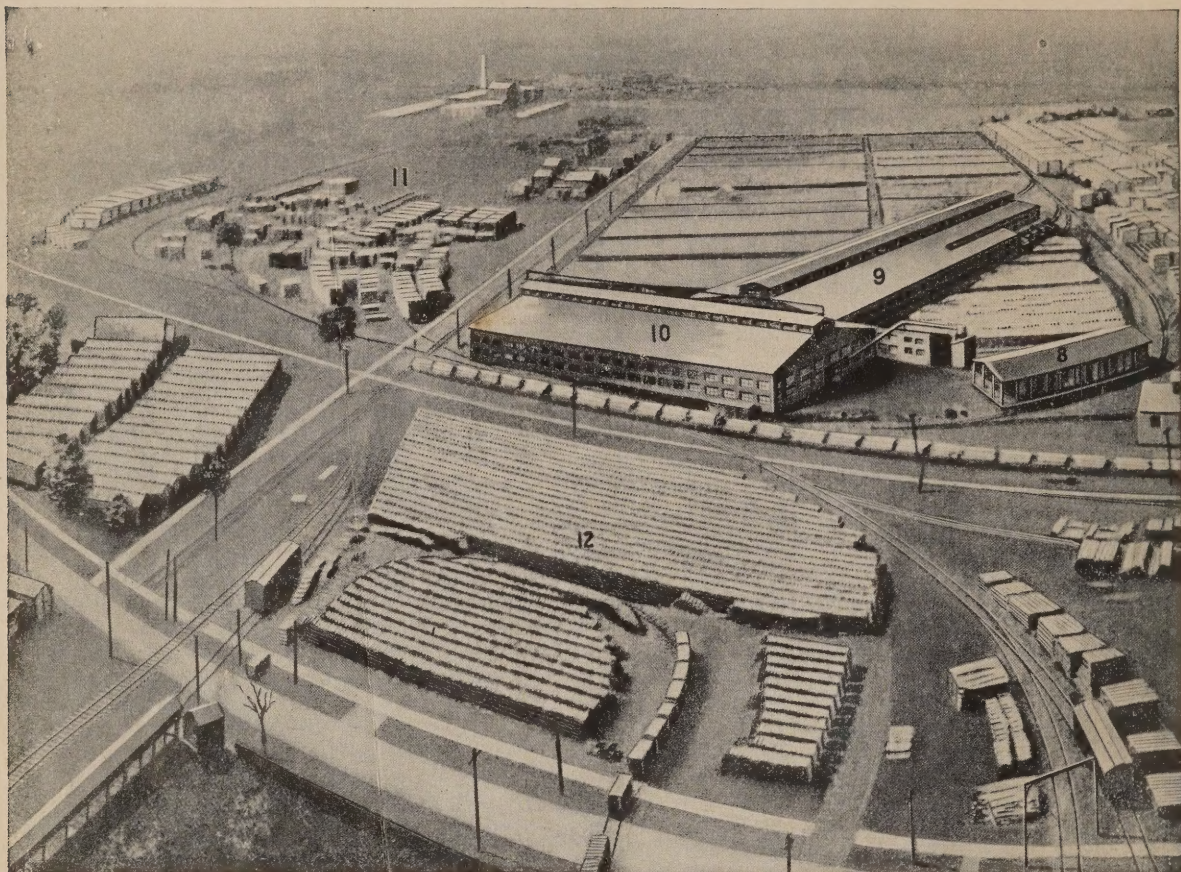
General Offices and Mill: BAY CITY, MICHIGAN

SOUTHERN MILL IN ARKANSAS

EVERY LIBRARY  
COLUMBIA UNIVERSITY



# STERLING SYSTEM HOMES ARE



- |                   |                                  |                              |                               |
|-------------------|----------------------------------|------------------------------|-------------------------------|
| 1—Office          | 8—End Dried White Maple Shed     | 15—Log Skidway               | 22—Dry Kilns Nos. 1, 2 and 3  |
| 2—Flooring Mills  | 9—Shipping Platform              | 16—Dry Kiln No. 5            | 23—Stables (25 Horses)        |
| 3—Warehouse No. 1 | 10—Finishing and Assembling Mill | 17—Dry Kiln No. 4            | 24—Refuse House               |
| 4—Warehouse No. 2 | 11—Lumber Yard No. 2             | 18—Wood and Sawdust Conveyor | 25—Blacksmith Shop            |
| 5—Warehouse No. 3 | 12—Wood Yard No. 3               | 19—Double Band Saw Mill      | 26—Daily Log Train from Woods |
| 6—Warehouse No. 4 | 13—Lumber Yard No. 1             | 20—Boiler House              |                               |
| 7—Warehouse No. 5 | 14—Wood Yard No. 4               | 21—Engine House              |                               |

## □ □ □ □ Guaranty □ □ □ □

**We Guarantee** to furnish for each and every order for any home here shown, enough material exactly as represented, and in sufficient quantities, to complete the house according to plans and specifications.

**We Guarantee** to furnish with each and every order for any home here shown, full directions and blue print details showing the exact number of pieces of material and the location of each.

INTERNATIONAL MILL & TIMBER CO.  
BAY CITY, MICHIGAN



# BUILT IN THIS 65-ACRE PLANT



GEO. H. YOUNG, PRESIDENT  
JAMES E. DUFFY, VICE PRES.  
JOHN C. ROSS, VICE PRES.

DAVID MILLER, CASHIER

J. D. KINNEY, ASST. CASHIER  
J. I. P. SHEARER, ASST. CASHIER  
J. F. ASMAN, ASST. CASHIER

ESTABLISHED 1871

## Bay City Bank

CAPITAL AND SURPLUS \$500,000.00

MEMBER FEDERAL RESERVE BANK

Bay City, Mich.

January 23, 1920.

To Whom it may concern:-

It gives us great pleasure to testify to the strict honesty, reliability and the high business standing of the International Mill & Timber Company of our city.

This Company enjoys the highest credit with the American financial institutions and are able and willing to carry out their contracts.

Very truly yours,

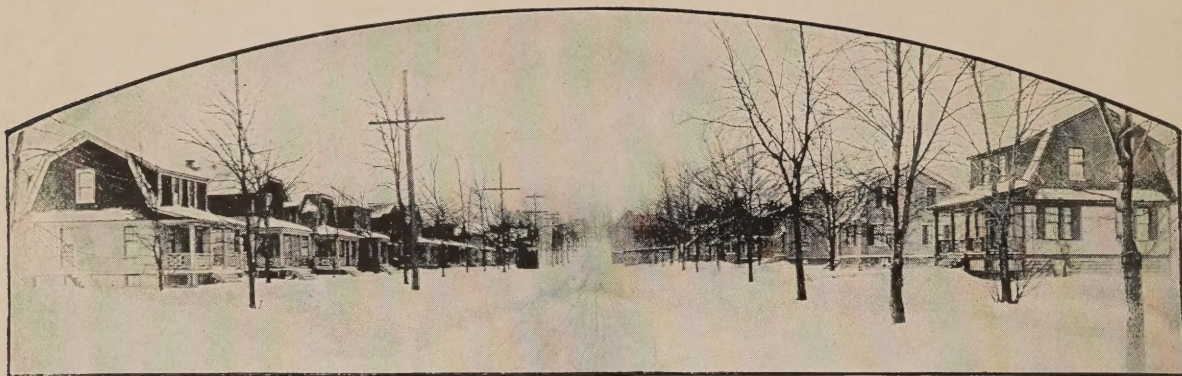
*G. H. Young* President.



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PHOTOGRAPHS of a few STERLING HOMES Erected by OUR CUSTOMERS

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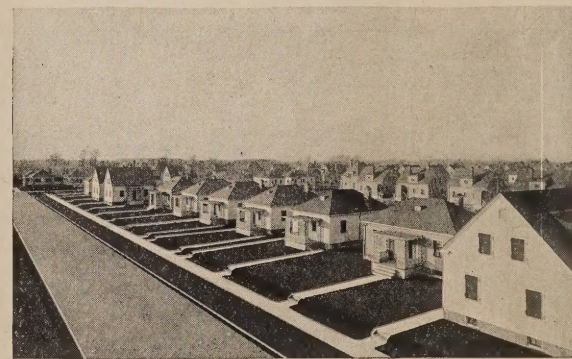


A Street of STERLING HOMES Erected in Lockport, N. Y., in 1917



STERLING HOMES in Lockport, N. Y.

See Page 24 for the DOUGLAS—Page 33 for the RAVENA—Page 39 for the SHERWOOD—Page 41 for the ALLMAN—Page 65 for the SHELDON



Two Streets of STERLING HOMES at Wyandotte, Mich., 1918



STERLING Materials Were Used in These Homes at Flint, Michigan



# A STERLING HOME UNDER CONSTRUCTION



BAY CITY, MICH.  
Nov. 6, 1919.

International Mill  
& Timber Co.

Bay City, Mich.

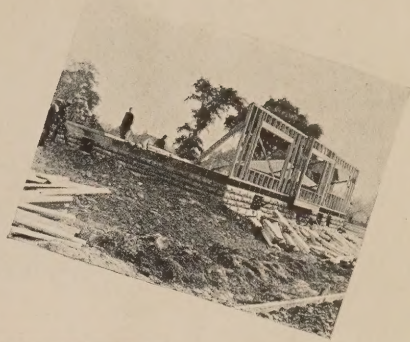
Gentlemen:

The "Sterling Home" recently purchased of you has proved very satisfactory both in construction and material furnished, which is far above the average.

I feel that I have saved fully \$500 on this home and in case of any of your customers wishing to inspect this home, I will gladly grant them the opportunity.

Yours very truly,

WM. G. LIST.



BAY CITY, MICH.  
Nov. 5, 1919.

International Mill  
& Timber Co.

Bay City, Mich.

Gentlemen:

I am the contractor who erected the Ma Cherie "H," and wish to say that I never worked with better materials.

If at any time one of your customers in the vicinity needs a carpenter, I would thank you to refer them to me.

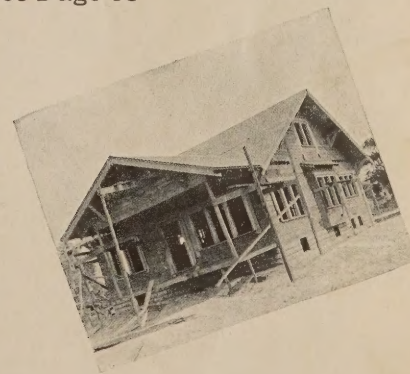
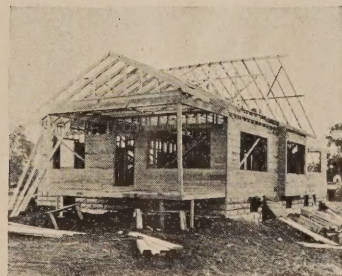
Hoping that all your houses have been as satisfactory as this one, I am

Very truly yours,

CONRAD GOESSEL.



THE MA CHERIE PLAN "H" See Page 53

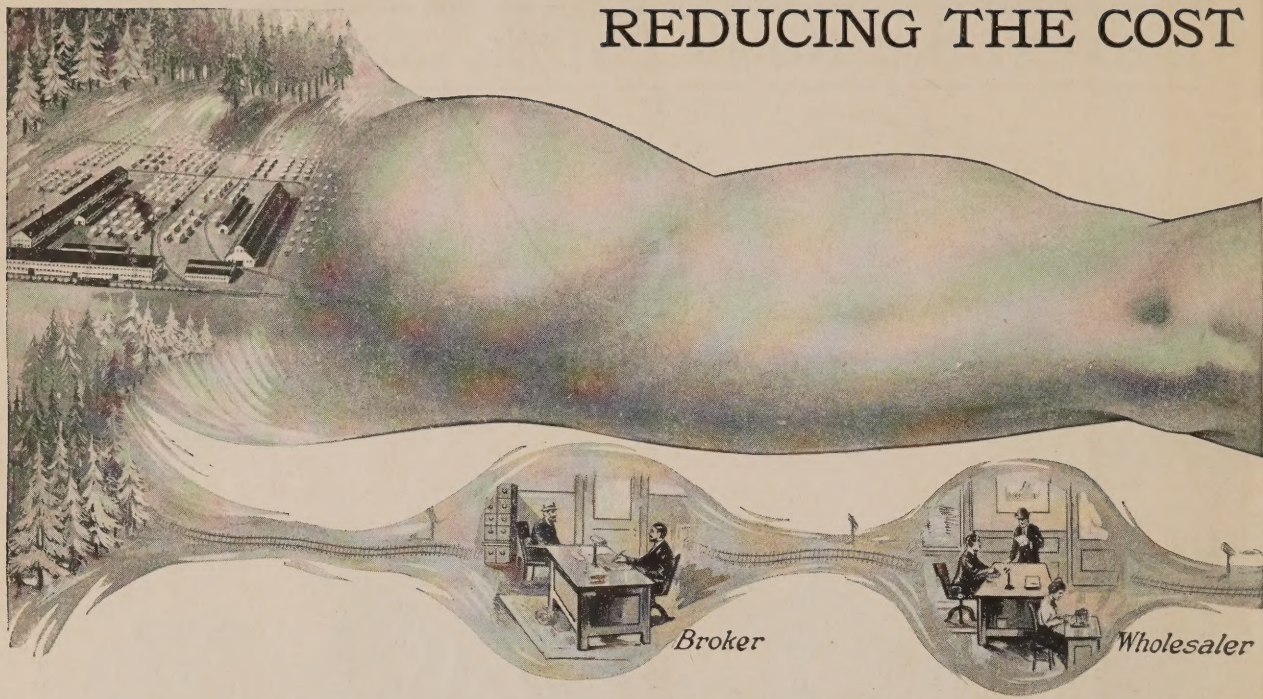


THESE are actual photographs of our standard Ma Cherie "H" shown on page 53. This completed home is erected in Bay City and can be visited here at any time. We will be pleased to have you come and see it.

INTERNATIONAL MILL & TIMBER CO., BAY CITY, MICH.



# REDUCING THE COST



## REDUCES THE COST

Every Department in our organization is ready to help you with your building problems.



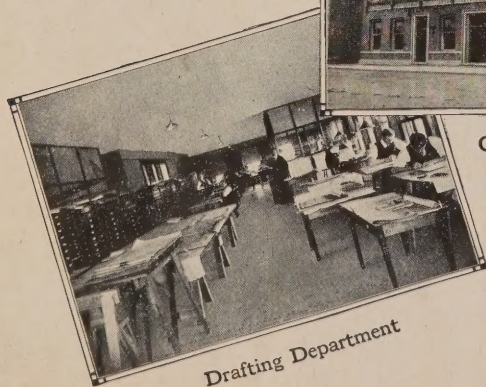
Mailing Department



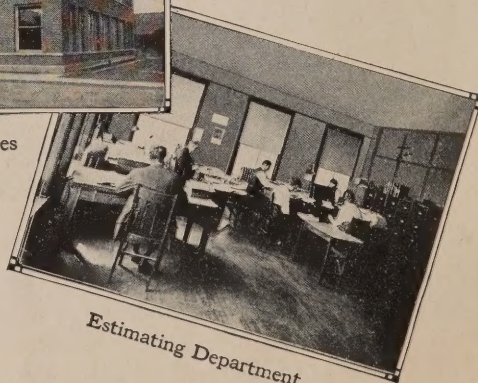
Filing Department



General Offices



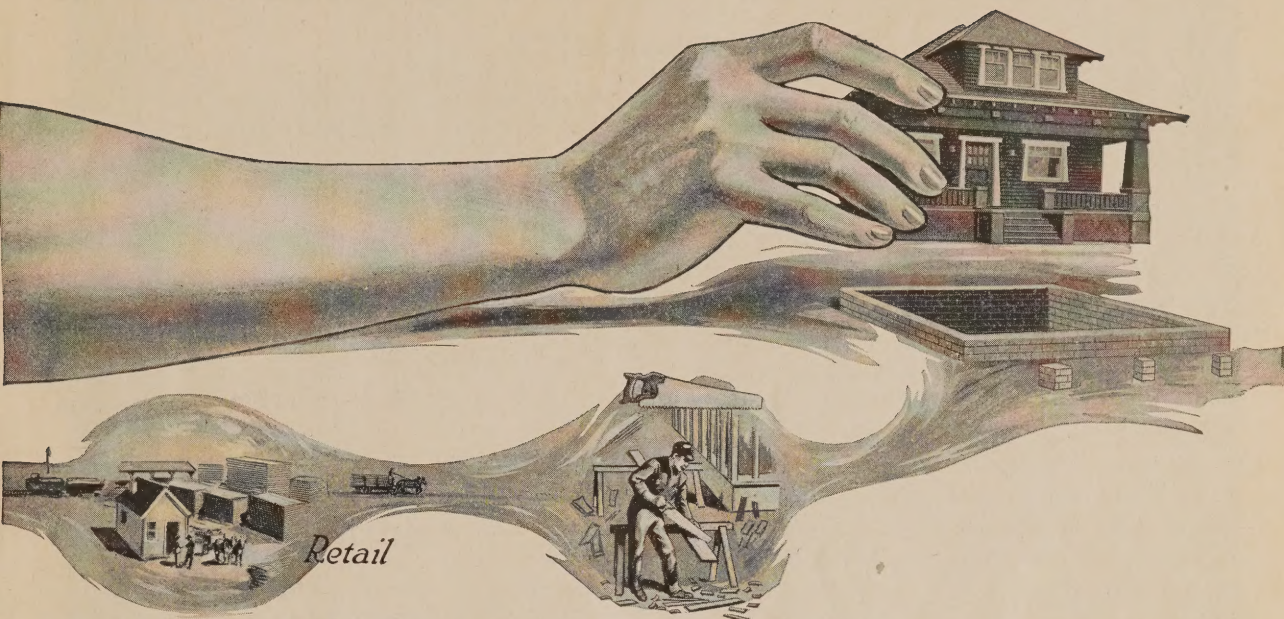
Drafting Department



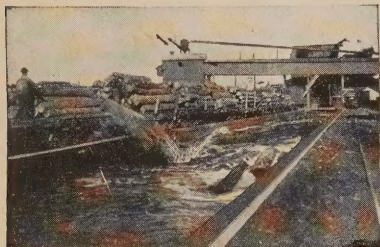
Estimating Department



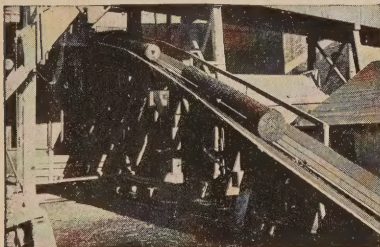
# OF HANDLING LUMBER



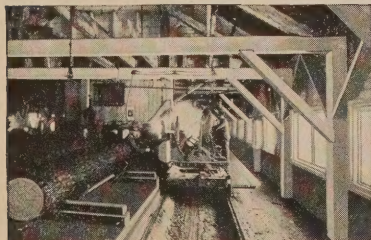
## OF YOUR HOME



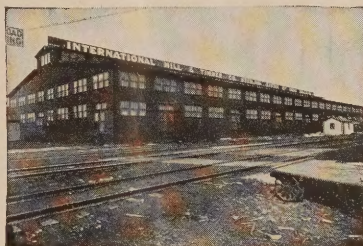
Logs Are Dumped in This Pond



Carried Up This Tramway



And Sawed Into Boards



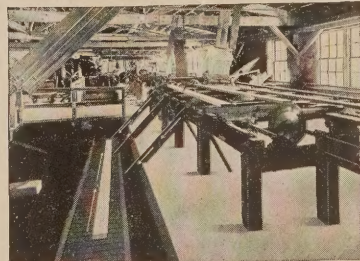
One of the Sterling Mills



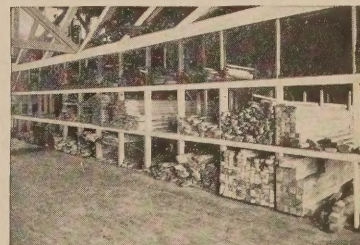
A Sterling Home Ready for Shipment



Automatic Machine



Does the Work of Ten Men



Stock Rack of Mouldings



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# WHY YOU SHOULD BUILD BY THE STERLING SYSTEM

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## PERMANENCY

Do not associate STERLING HOMES with sectional or portable houses. Our homes are permanent, to be built on solid foundations, lathed and plastered. "*Built to last*" aptly describes STERLING construction.

## SIMPLIFIED CONSTRUCTION

You've often seen workmen erecting the framework of a steel structure—they are merely riveting together finished girders and columns. These parts have all been *cut-to-fit* and finished complete at the mills, where automatic machinery and labor-saving devices *reduce costs to a minimum*.

The STERLING SYSTEM is the application of these *modern, scientific methods* to frame building construction. This application has been undergoing improvements for *fifteen years* and is now well-nigh perfect. Countless hours of planning, measuring, sawing and fitting, ordinarily done on the job by the old hand-saw method are *saved you* by the STERLING SYSTEM.

For example, it takes a carpenter on the job about a day to lay out and cut by hand all the rafters for the roof. We have individual machines in our mills which cut the rafters for *ten to twenty houses a day* instead of one. The rafters come to you ready to nail into place. This same principle applies to all other parts of construction. Just think these things over and you will readily realize why we receive *hundreds of testimonial letters* thanking us for the *time and money* that we have *saved customers* all over the country.

## STANDARDIZATION

Framing materials, as well as doors, windows, porch columns, stairs and all other forms of millwork have been standardized to increase the *volume of production*. This then *decreases cost, eliminates mistakes*, and *speeds up erection* on the job.

Manufacturers of hardware, paints, glass, etc., supply us with their best grades of material at *special carload prices*. You participate in these financial advantages derived from our *enormous purchasing power*.

## TESTED PLANS

Our plans have been carefully studied from every angle. Every STERLING HOME gives the owner the *maximum of useful floor space, proper light and ventilation*, and is laid out for *economical heating, lighting and plumbing installation*. Best of all, STERLING HOMES have been built many times all over the country. Our plans come to you thoroughly *tested and proven*. In all probability it is possible that the model in which you are interested is erected *in your vicinity*. You can then see for yourself exactly what your new home will be like. This is a decided advantage which should be taken into consideration. Our *Architectural and Estimating* Departments stand ready at all times to aid you with your building problems.

## A REAL SAVING

Consider the vast amount of time and trouble generally taken in the conception, perfection and execution of the building of a home. *Expense*, which if borne by you individually, would make the realization of your home impossible, *fades to an inappreciable amount* because it is shared by thousands of home buyers. Building a home is certainly a matter of forethought, especially in these times when you want a well-built, attractive home at a reasonable price. There are so many things to find out about and remember. The STERLING SYSTEM "*finds out and remembers*" for you, saves you the worry and the pitfalls. The benefit of this *System and Service* is open to you.

Study this book of homes carefully and make your selection early. The number of STERLING HOMES that we can supply this year will not take care of the demand. Get your order in *as soon as possible* so that you will not be disappointed.

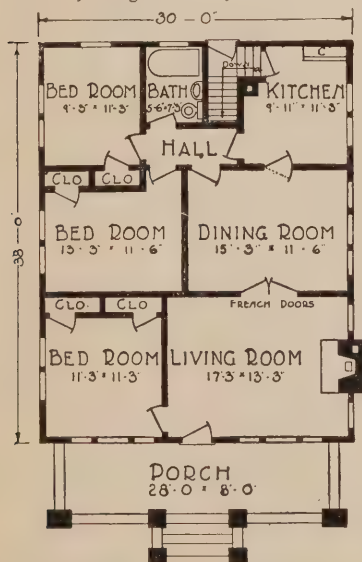




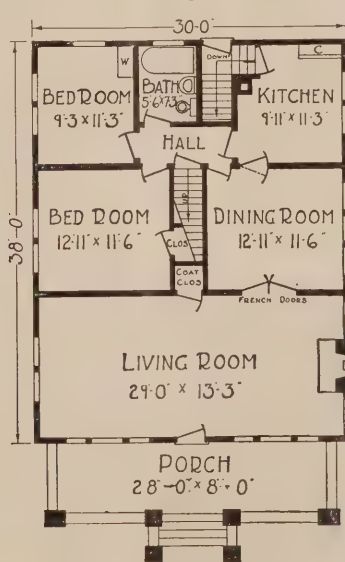
## THE SAN CARLOS

**E**VEN in California where bungalow building is an art, you cannot buy a sunnier, more cheerful bungalow for the money. Bathed in the hot rays of a summer sun, the wide graceful overhanging eaves and broad porch offer cooling protection. Cobblestone, rough brick or stucco may be used in the masonry work. Bungalow admirers find their highest ideals sensibly incorporated in the SAN CARLOS.

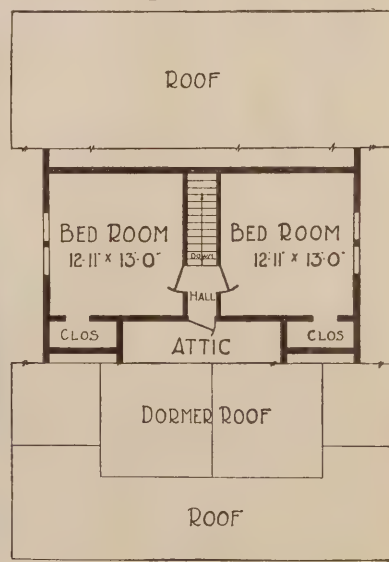
**SPECIFICATIONS:** Color scheme suggested: Brown and white. Exterior: Is siding. Joists: Porch 2 x 6, first floor 2 x 8; second floor Plan "B" 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Kitchen cupboard, wardrobe, French doors to dining room.



PLAN A SAN CARLOS



SAN CARLOS PLAN "B"



SAN CARLOS PLAN "B"

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## THE ASHLAND

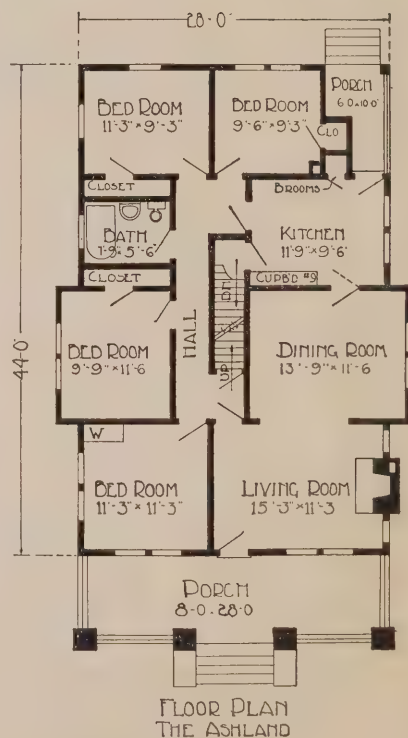
**N**O more distinctive and yet practical bungalow could be found anywhere! Note the attractive effect gained by the rough brick work and the clever arrangement of flower boxes and hood. From the large inviting porch you enter the living room with its cheery grate fire and plenty of windows. The living room and dining room, which can almost be considered as one, are made more pleasant by the light received through the big bay window in the dining room. The bath is particularly convenient to all bedrooms which are arranged so as to secure the best of ventilation.

The cut below is a special ASHLAND, erected in Port Huron, Michigan. The owner of this STERLING HOME used wood columns and pedestals in place of brick. We will quote you on these changes if you desire.



Owners of the ASHLAND throughout the country have, without exception, written us many words of praise on this STERLING HOME. Place your order early. Enjoy your ASHLAND this summer. Write us for complete information, we have many interesting things to tell you.

**SPECIFICATIONS:** Color scheme suggested: Green and white. Exterior: Shingles. Joists: First floor 2 x 8, attic 2 x 6. Rafters: 2 x 6. Additional fixtures: Wardrobe, kitchen cupboard and attic stairs.



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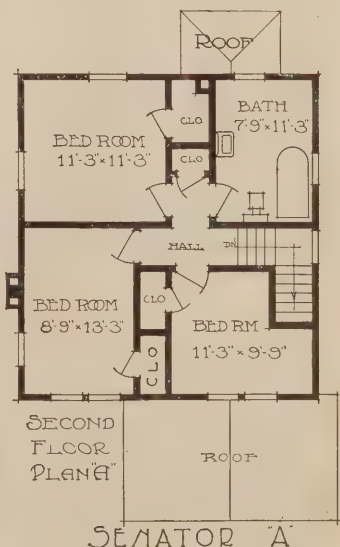
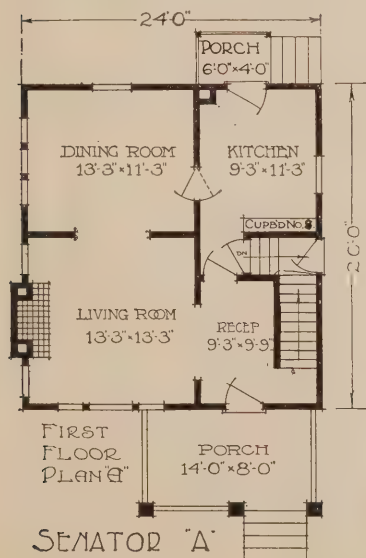
## THE SENATOR "A"

**B**UYING a home is making an investment. If you never sell, you have made the greatest investment—a home for your family and yourself. On the other hand, if you should at any time want to dispose of your house the SENATOR cannot be beaten on the open market. It's just this type of house that can be sold at a good profit to the owner.

There isn't a small room in the house—even the closets are large, which is an attractive feature that very few houses possess.

The cut below shows a SENATOR "A" erected in Flint, Michigan, in 1916. The design is one of the first we put before the public, and it grows in popularity every year.

**SPECIFICATIONS:** *Color scheme suggested:* Chocolate brown, white trim. *Exterior:* Siding. *Joists:* Porch 2x6, first and second floors 2x8, ceiling 2x4. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboard, mantel shelf, linen closet.



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# THE WORTHINGTON

**W**OULD<sup>N</sup>'T you be proud to put your latch key in the front door of the WORTHINGTON and be able to say, "This is my home"? Note how easily the front porch could be screened in during the summer, or glazed in to make a wonderful sun parlor.

Wide openings throw the living room, dining room and den well together, lending a very homey atmosphere. You can't help noticing how practical, how convenient and comfortable the entire arrangement is.

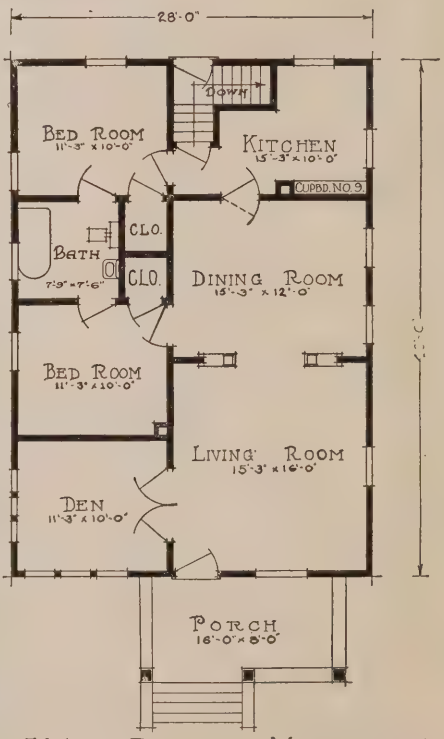


The photograph above is a standard WORTHINGTON erected here in Bay City. The interior view is taken in the dining room looking through the WORTHINGTON colonnade toward the front door.

This is the best and biggest small home on the market.

Write for complete detailed information about the WORTHINGTON home.

*SPECIFICATIONS:* Color scheme suggested: Brown body, white trim. *Exterior:* Siding. *Joists:* Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, WORTHINGTON colonnade, French doors into den. Basement sash and frames included.



FLOOR PLAN. WORTHINGTON.

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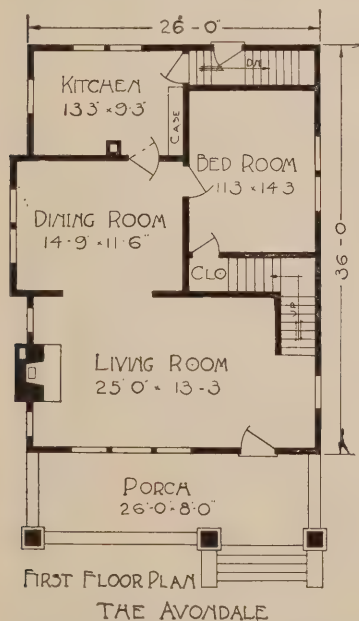




## THE AVONDALE

**T**HINK how delightful it would be to have your home such a bungalow as this, ideal in physical aspect, and not sacrificing a single comfort or an unnecessary penny to obtain it!

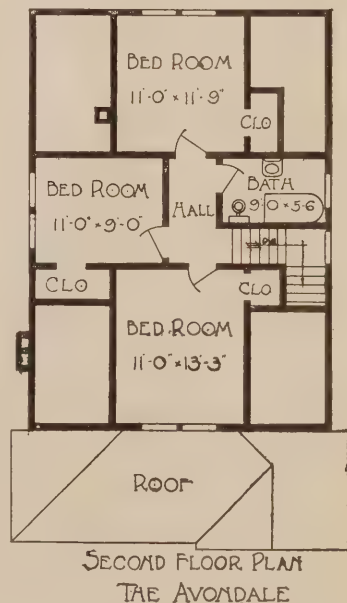
The beauty of this home lies first, in the ornamentation of the front porch and the broad overhanging cornice, and second, in the clever way the rooms are laid out upstairs and down.



The closet off the first floor bedroom has a window under the stairs. The bath on the second floor is directly over this bedroom, making it possible to change the closet in the downstairs bedroom into a lavatory at any time. The second floor affords three fine bedrooms, bath and plenty of closet space.

We should not be surprised if you had already, in imagination, placed your furniture in this house, and decided that you would be happy to make it your home. Write for complete detailed information. We have many interesting things to tell you about this model home.

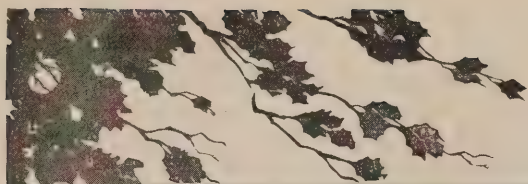
**SPECIFICATIONS:** Color scheme suggested: Dark green body, white trim. Exterior: Siding with shingled gable and dormer walls. Joists: Porch 2 x 6, first and second floors 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard.



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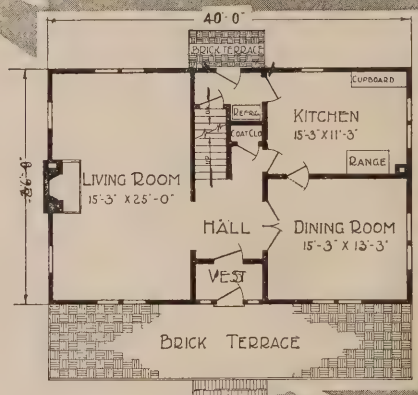
## The Van Dyke

THE shuttered windows of this Dutch Colonial home and fascinating front entrance with side-lights and quaint, circular hood, are but a forecast of what greets the eye upon entering.

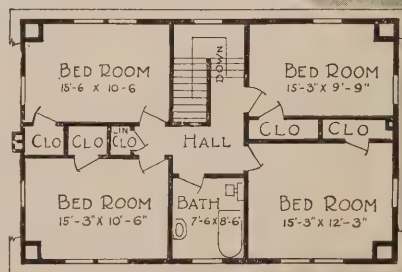
Much of the secret of the interior desirability lies in the hall plan. It connects the two principal rooms and still permits them to keep their own individuality. The open stairway is a home-like feature, while the coat closet is tucked around the corner where it is handy and yet not unsightly. The light, generous kitchen is just a dandy. A convenient place for the refrigerator is provided in the back hall. Upstairs are four large bedrooms, bath, and plenty of closets.

The VAN DYKE is correct in line and harmonious in detail. The more you study it, the more you are impressed with its desirability, both from a viewpoint of beauty and convenience. Let us send to you, without obligation on your part, complete detailed information on the VAN DYKE. Write us a letter and we will cheerfully give you all the helpful information and instructions that we can.

**SPECIFICATIONS:** *Color scheme suggested:* White body and trim, green shingles for gable and dormer, green shutters first floor, white shutters second floor. *Exterior:* Siding first story, shingles second story, gable and dormer. *Joists:* First and second floors 2x8, ceiling 2x4. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboard, linen closet, French doors into dining room and vestibule, shutters. Front and back terrace of brick, to be purchased locally.



First Floor Plan



Second Floor Plan

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## The Rembrandt

ENTERING the central hall of the REMBRANDT, you get a broad view of practically the entire first floor. The effect of this opening is welcoming and warming.

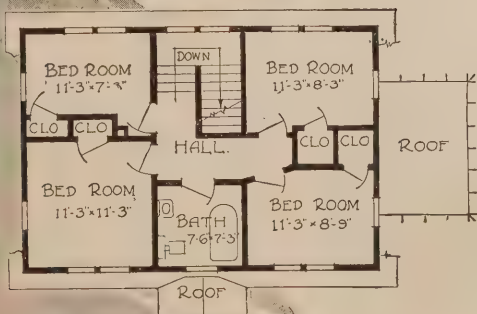
Study the many conveniences and ease of access to all rooms. The second floor is arranged to carry out the idea of roomy hospitality, made possible by the Colonial style of architecture. Each bedroom has three windows and a good-sized closet.

There are two big things to keep in mind about the REMBRANDT. First, it's a genuine Dutch Colonial home with the facade entrance, window shutters, terrace, and gambrel roof. Second, STERLING SYSTEM makes it possible for anyone to own this solid, substantial home. We don't have to say, "The price is reasonable." You can see for yourself that the REMBRANDT is an exclusive bargain among high values. Every dollar you invest in this home will bring returns.

**SPECIFICATIONS:** Color scheme suggested: White body and trim, green shingle stain dormer walls and gables, shutters green first story, white second story. Exterior: Siding, shingles on dormer and gable walls. Joists: 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, French doors on to terrace, shutters.



First Floor Plan



Second Floor Plan

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## THE ELLNWOOD

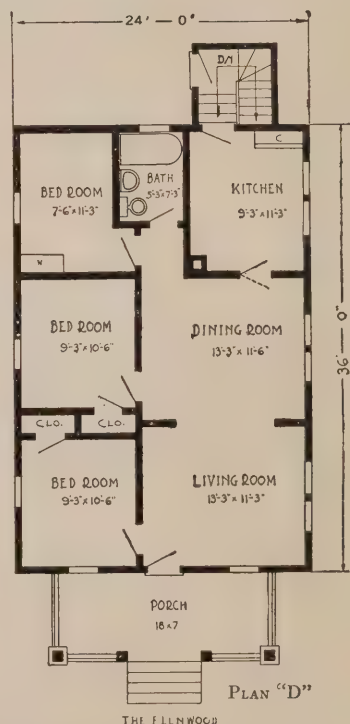
**A**RN'T you pleased with the simplicity of this beautiful home? The straight lines of the porch and plain gable roof, supported in the center by an artistic bracket, give a very charming effect and at the same time preserve the true character of a modern bungalow.

Note the clever treatment of the porch railing—just a little different in design. These simple touches are the things that give the home character, and make it stand out prominently in any community—a pride to its owners and much appreciated by their neighbors.

The photograph above is a picture taken of a home built on Plan C. Of course a home built on Plan D will be proportionally wider and longer, as a glance at the plans will show.

If you desire, the porch can be screened in and will form a fine out-of-door living room in summer. The ELLNWOOD has been carefully planned to fill the requirements of those wishing a small but good-looking home, conveniently arranged for the utmost comfort.

**SPECIFICATIONS:** Color scheme suggested: Green with white trim. Exterior: Shingles. Joists: Porch 2 x 6, first floor 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, wardrobe.



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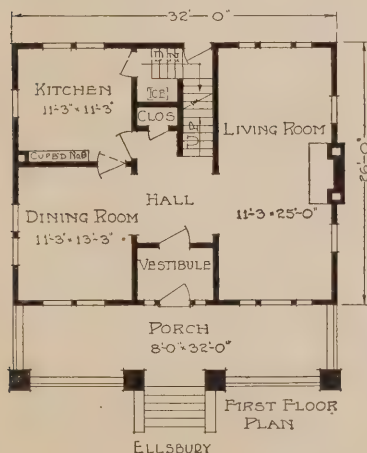


## THE ELLSBURY

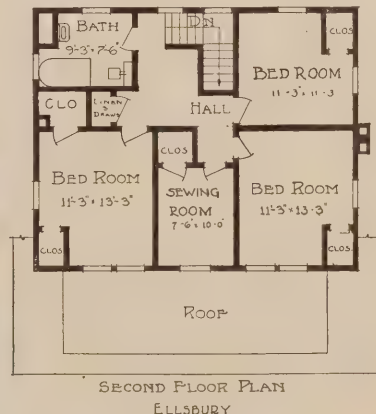
**I**T would be easy to enthuse for hours over the ELLSBURY—it is just the kind of home many people have been dreaming of for so long! The exterior treatment always makes a splendid first impression and creates a lasting feeling of good taste and true style.

Light in profusion greets you as you enter. Convenient upon entering but hidden from view is the coat closet. Wide cased openings into dining and living rooms give a happy, friendly effect. The living room is a marvel of light and roominess, 25 feet in length! Go through to the bright kitchen and notice the convenient place for the ice, and handy access to the basement. Upstairs are three airy bedrooms, bath and sewing room, all carefully situated.

The desire for a home is instinctive. Why not satisfy that desire and get a home that you and your family will always be happy in? The ELLSBURY fairly shouts good cheer and light-heartedness the very moment you open the door!



**SPECIFICATIONS:** *Color scheme suggested:* Brown body, white trim. *Exterior:* Shingles. *Joists:* Porch 2 x 6, first and second floors 2 x 8. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, mantel shelf, linen closet, French door vestibule to hall.



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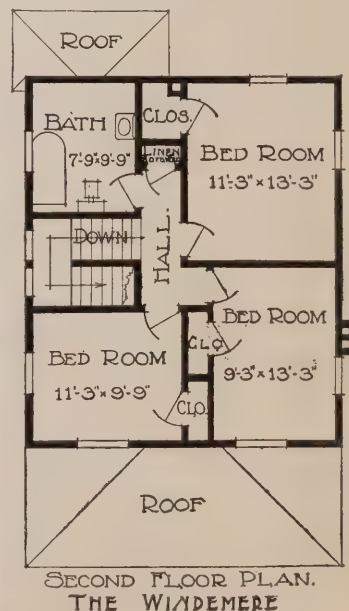
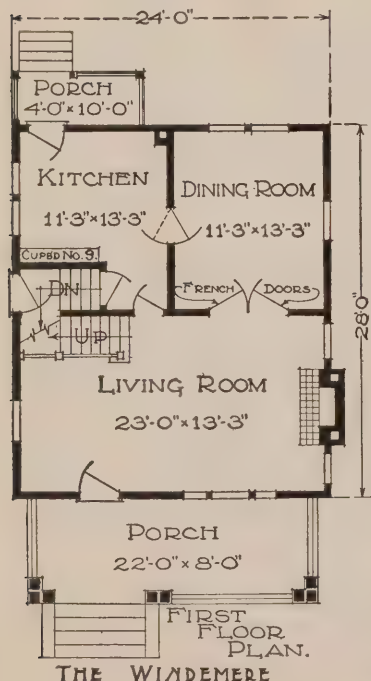


## THE WINDEMERE

**K**EEPING down building costs is a problem which the WINDEMERE solves. The interior is just as the exterior represents it—airy, light and convenient. Photograph below shows living room.

Study well the seven large pleasant rooms, full front porch (doesn't it look inviting?), rear porch, linen closet, storage space, built-in kitchen cupboard—a model arrangement throughout. The WINDEMERE is a good representative. It always brings additional orders and we are glad to recommend it.

**SPECIFICATIONS:** *Color scheme suggested:* White body and trim, shingles brown. *Exterior:* Siding below belt course, shingles above. *Joists:* Porch 2 x 6, first and second floors 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard, French doors into dining room, linen closet.



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## THE LAWNSETTE

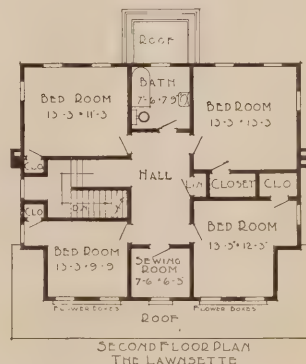
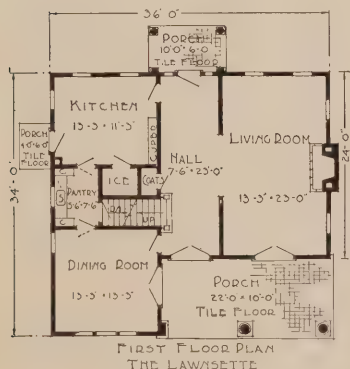
**C**OULD you peep through the walls of this Colonial home you would find yourself regarding an interior just as charming as the exterior is picturesque. The large porch columns, French doors, and the treatment of windows, shutters and flower boxes give the LAWNSETTE a touch of quaintness suggestive of the old New England homes.

The living room is most attractive and homelike with its fine large fireplace and light flooding in on three sides of the room. The front porch can be screened in to afford a summer out-of-doors living room.

The dining room is spacious, airy, and separated from the noise and odors of the kitchen by the butler's pantry. The coat closet off the hall is most convenient. The cut below shows the rear view.

Upstairs, you have a sewing room, bath, four bedrooms with clothes closets off each one and a fine linen closet besides. No detail has been omitted that would in any way add to the comfort and pleasure of the occupants of this delightful STERLING HOME.

**SPECIFICATIONS:** Color scheme suggested: White with green shutters. Exterior: Siding. Joists: First floor 2 x 8, second floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Pantry cupboards, kitchen cupboard, linen closet, flower boxes, and shutters. French doors into living room, hall and dining room. All porches designed for tiled floors, to be purchased locally.



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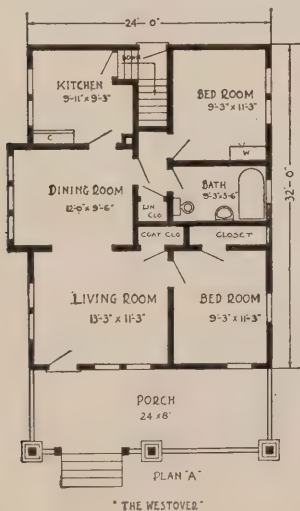


## THE WESTOVER

**I**N presenting the WESTOVER to you, we offer a wonderful home. You are immediately impressed with the effectiveness of its overhanging eaves, supporting brackets and house-wide veranda.

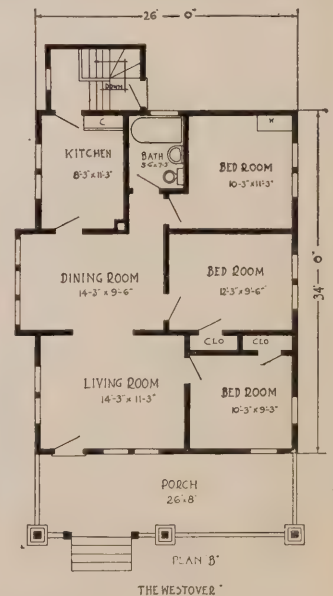
And such an interesting place inside! The living and dining rooms are light, and sure to catch any stray summer breezes or winter sun. The large closet off the front bedroom, coat and linen closets, will delight the heart of every housewife. The convenient kitchen offers a place for everything and makes many steps unnecessary.

The photograph below shows a WESTOVER "B" reversed, erected in Ardan, Mich.



Here, in a word, is a real buy—a never ending source of pride to its owner.

**SPECIFICATIONS:** *Color scheme suggested:* Brown and white. *Exterior:* Shingles. *Joists:* Porch 2 x 6, first floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Linen closet, kitchen cupboard, wardrobe.



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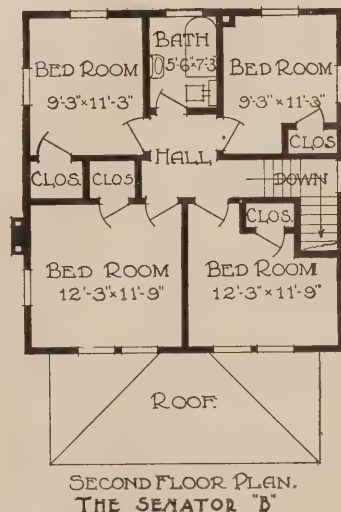
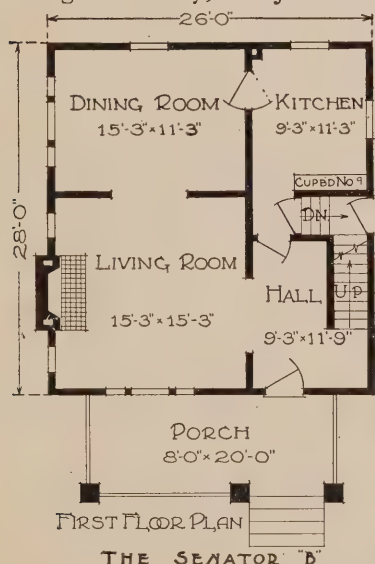
## THE SENATOR "B"

A TRUE example of STERLING architecture—dignified, attractive, and practical. This model home can be seen at any time here in Bay City, about four blocks from our office building. The customer who erected this SENATOR used stucco finish up to the belt course, shingles above. This treatment can be varied to suit your taste.

The photograph shown below is a SENATOR "B" erected in Green Bay, Wisconsin. This home has a special front porch going full width of the house. The floor plan arrangement needs no comment. All the rooms are light and airy, and just the right size. If you are interested in the SENATOR, write us for more in-

formation about this truly beautiful and moderate-priced STERLING HOME.

SPECIFICATIONS: *Color scheme suggested:* Grey below belt course, brown above, white trim. *Exterior:* Stucco (or siding) below belt course, shingles above. *Joists:* First and second floors 2x8. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboard.



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## THE MANOR "C"

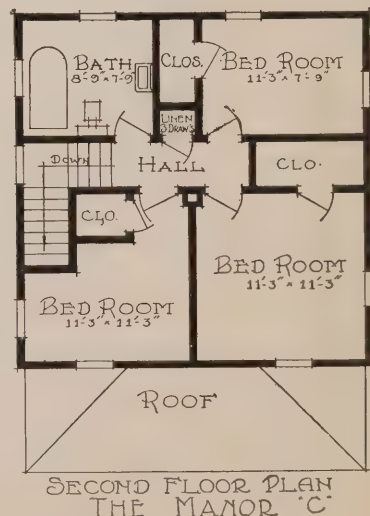
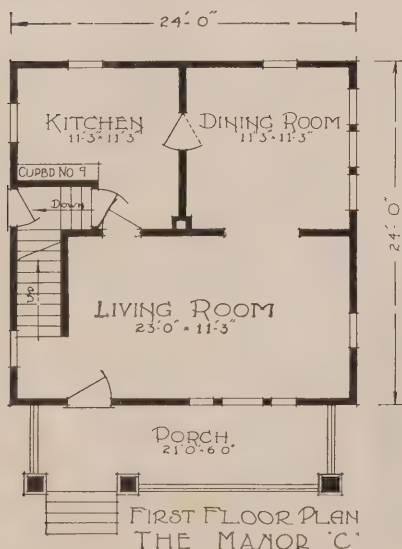
**E**XPERIENCE that feeling of permanence, of solid, lasting worth, when you walk up to the MANOR! Here is a big, handsome looking, roomy home. In brief, the real features of the MANOR are these: Seven rooms, the hipped roof, the heavy brick piers, an attractive dormer, nothing freakish or faddy, solid comfort throughout.

If you should decide to move, to another city, perhaps, the good taste of the architecture and the substantial comfort of the arrangement will find a ready sale for the MANOR in the open market. Considered

from a standpoint of construction, the plans clearly show simplicity and common sense—all the economical merits of a square house.

After you have studied the plans over carefully, take a moment to consider the saving we can make you. Our materials are all ready-cut, which will save you much time and expense in erection. Look at the price! The house is a real bargain. Write for complete information, we have many interesting things to tell you.

**SPECIFICATIONS:** Color scheme suggested: Yellow with white trim. Exterior: Siding. Joists: Porch 2x6, first and second floors 2x8. Rafters: 2x4. Additional fixtures: Kitchen cupboard, linen closet.



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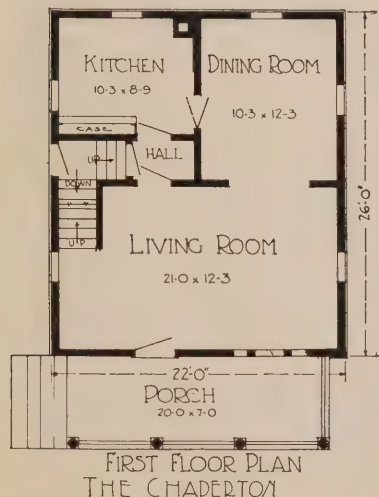




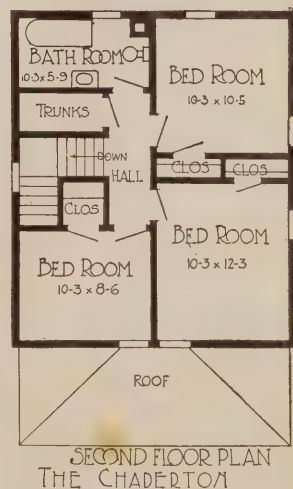
## THE CHADERTON

**B**ECAUSE of the growing demand for plain, architectural effects, we have eliminated all ornamentations from the CHADERTON and aimed at comfort, convenience and utility. If you were to study a hundred other designs at the price, you would come back to this one.

To be correctly laid out, economy of space as well as attractiveness must be considered. What does "economy of space" mean? It means economy of time, expense and energy in taking care of the house day by day. Now notice the convenient hall leading to kitchen, large closets off each bedroom, handy trunk room, and spacious living room—exceptionally large for a house of these dimensions. No arrangement could be more homelike and satisfactory. Write for complete information on this wonderful home.



**SPECIFICATIONS:** *Color scheme suggested:* Grey below belt course, brown above, white trim. *Exterior:* Siding below belt, shingles above. *Foists:* Porch 2 x 6, first and second floors 2 x 8. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard.



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## The Douglas

THE DOUGLAS is another home that fits a small sized lot and has been remarkably popular with large housing companies. The style is artistic and cost of erection low. We have built many DOUGLAS models throughout the country.

The artistic finish of this home appeals to everyone. It is just what a medium-priced home, properly done, should be. Why accumulate a bundle of rent receipts when such a charming, well constructed home can be secured at a price within reason?

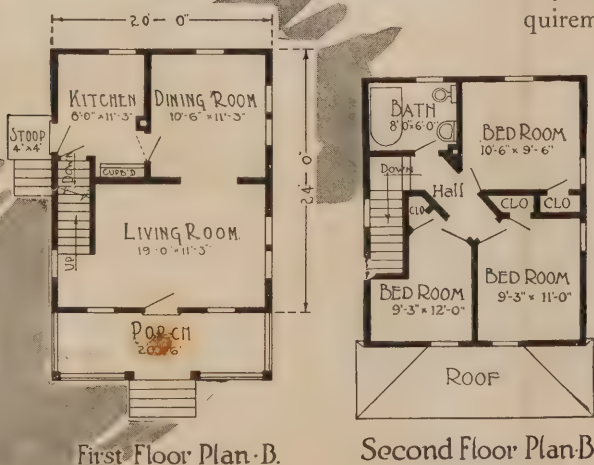
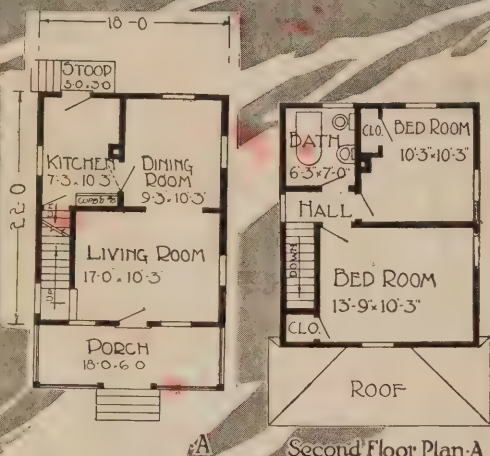
Let us go over the floor plans. If you have a narrow city lot and your family is small Plan A will fill your requirements. We spent many hours arranging the rooms to

get a maximum of space in a house 18 feet by 22 feet. The large cased opening helps to increase the size of both the living room and dining room. Both bedrooms on the second floor are light and airy, and convenient to the bath. Plan B is a little larger on the ground and affords larger rooms and an additional bedroom.

**SPECIFICATIONS:** *Color scheme suggested:* Yellow body, white trim, brown shingle stain above belt course. *Exterior:* Siding below belt course, shingles above. *Joists:* 2 x 8. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard, shutters.

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## The Brewster

THIS Colonial home is particularly deserving of attention because it is the result of the demand for well-planned houses as voiced by the *House Beautiful* magazine, and at the same time meets the architectural requirements of the International Mill & Timber Company in the manufacture of STERLING HOMES. That magazine employed an architect to prepare this special design, and he has created an example of the best American Colonial style—so good that any American would be proud to live in it, and so convenient and artistic that it makes a strong appeal to those who recognize and appreciate the best modern thought in design.

It is just the right style of home for a large family. The finely proportioned big family room receives an abundance of light and air. The dining room opens on to the porch—a delightful place for serving tea or breakfast on hot summer days. It is an added satisfaction to note what a handy workroom the kitchen is with light on two sides, outside entrance, and inside cellar stairs.

Upstairs, four bedrooms with closets and centrally located bath, all add to the attractiveness of this *House Beautiful* Model Home.

**SPECIFICATIONS:** Color scheme suggested: White body and trim, green shutters. Exterior: Siding. Joists: 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, mantel shelf, linen closet, shutters.



First Floor Plan



Second Floor Plan

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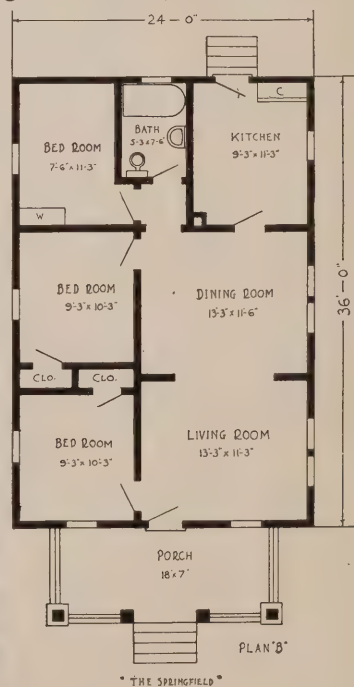
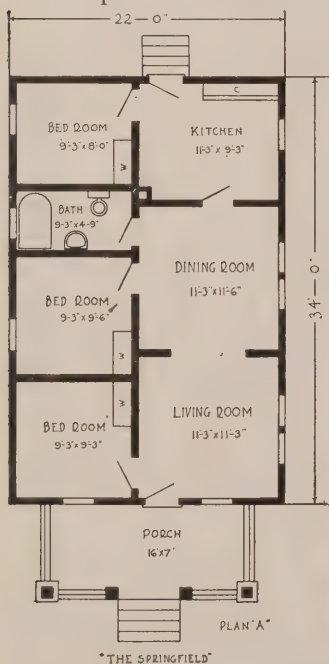


## THE SPRINGFIELD

**A**NOTHER charming adaptation of the bungalow type, especially suitable for the narrow lot. The bedroom wardrobes give the housewife an opportunity for re-arranging the furniture, and the kitchen cupboard saves her many steps. For those who prefer clothes closets, we have Plan B.

You may look further, but for beauty, convenience and economy, you will find this home hard to surpass. Send in your order at once. Here is a home you will always be proud of.

**SPECIFICATIONS:** Color scheme suggested: Brown, white trim. Exterior: Shingles. Joists: Porch 2 x 6, first floor 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, wardrobes



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## THE STRAITWAY

**I**F you have a narrow lot, here's the very house! It is, however, so well proportioned that it looks equally attractive on a wider lot. The STRAITWAY brings light—good healthful sunlight—into your home.

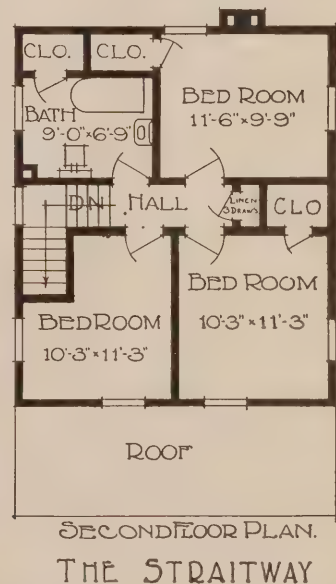
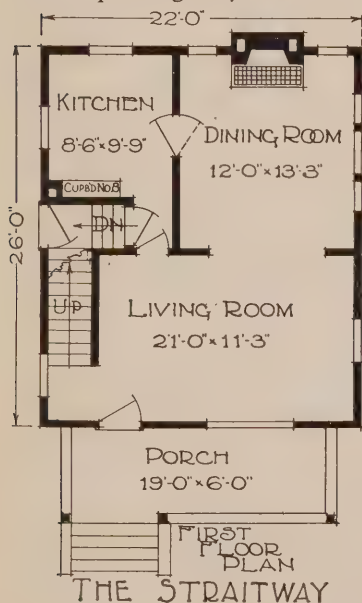
Every room has two exposures. The exceptionally wide cased opening into dining room, throws these two rooms well together, so that the dining room grate is equally enjoyable from the living room.

In a pleasing way, the STRAITWAY provides all the conveniences of modern home life, without

burdening you with an investment in unnecessary and costly non-essentials.

Write for complete detailed information.

**SPECIFICATIONS:** Color scheme suggested: Siding and trim white, shingles green. Exterior: Shingles above belt course and on front porch skirting, siding below belt course. Joists: Porch 2 x 6, first and second floors 2 x 8. Rafters: 2 x 4. Additional fixtures: Mantel shelf, kitchen cupboard.



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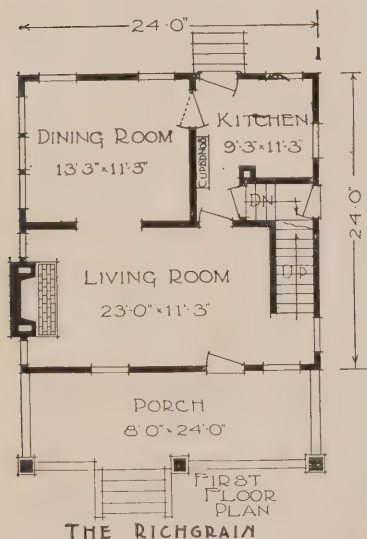


## THE RICHGRAIN

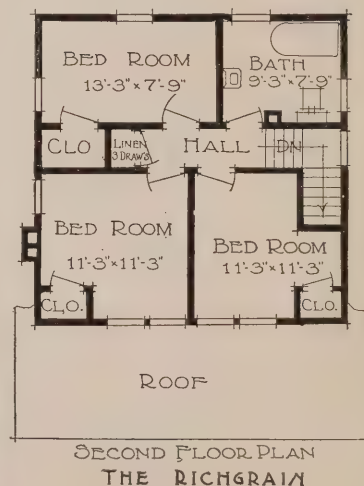
**W**E planned the RICHGRAIN for those who like the broad low bungalow characteristics but prefer larger rooms or upstairs sleeping rooms. If your ideal home is of this type, you will not be able to resist the attractions of the RICHGRAIN.

That welcoming, spacious living room! Note such homelike factors as the cheery fireplace, open stairway, linen closet, and numberless windows. Below is a RICHGRAIN erected in Alma, Michigan.

The RICHGRAIN is worthy of real consideration. It is STERLING through and through—the best in quality and most attractive in appearance.



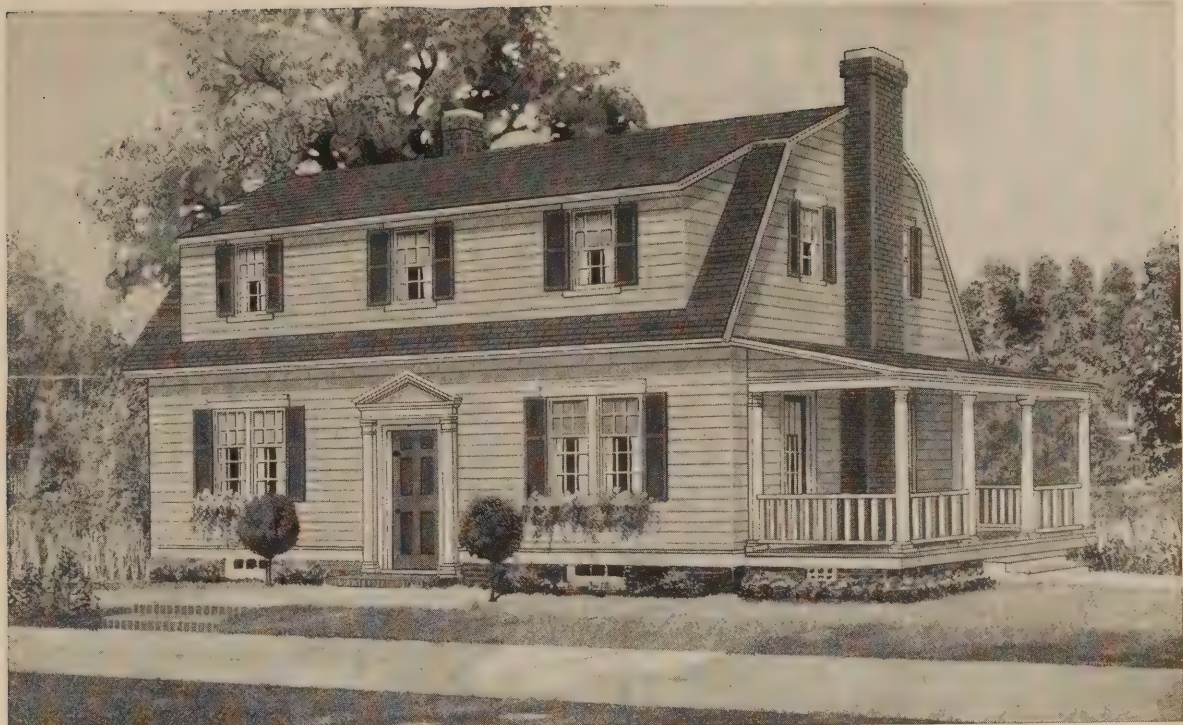
**SPECIFICATIONS:** Color scheme suggested: Siding white, shingles brown, white trim. Exterior: Siding below belt course, shingles above as shown. Joists: Porch 2 x 6, first and second, floors 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, linen closet.



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## THE INGLESIDE

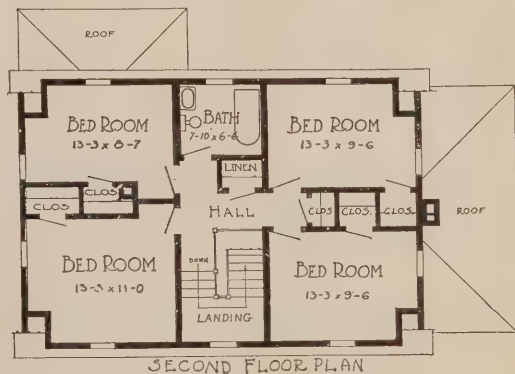
**T**HE beauty of this genuine Dutch Colonial home lies in the simplicity of its lines. The spacious living porch, shuttered windows and flower boxes faithfully follow the best of New England Colonial traditions. The roof lines are broken by the large dormer which gives additional space in the bedrooms. The vestibule on the grade level does away with any icy, slippery steps to climb or clean off in the winter-time. Here, also, the children can leave their wraps and rubbers.

How hospitable the interior is with its central hall, French doors and cased opening into the immense friendly living room! Notice the porch—a delightful place for serving tea!

On the second floor are four fine bedrooms, bath, and exceptionally large closets.

Owners of the INGLESIDE throughout the country have, without exception, written us many words of praise on this STERLING HOME.

**SPECIFICATIONS:** *Color scheme suggested:* Yellow with white trim. *Exterior:* Siding. *Joists:* First and second floor 2 x 8, ceiling 2 x 4. *Additional fixtures:* French doors into dining room, and one on to porch, linen closet, pantry cupboard, shutters and flower boxes. *Inside doors:* 6-panel Colonial 6 feet 6 inches high. *Windows:* 8 x 10—15 light, and 7 x 9—12 light. Front stoep designed for brick, to be purchased locally.



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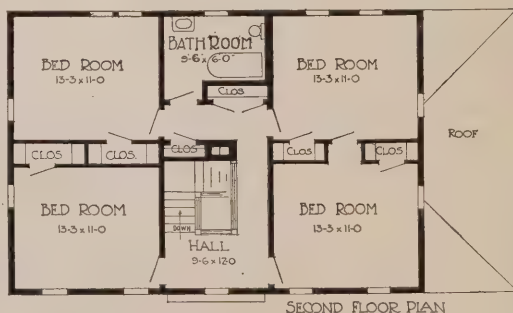
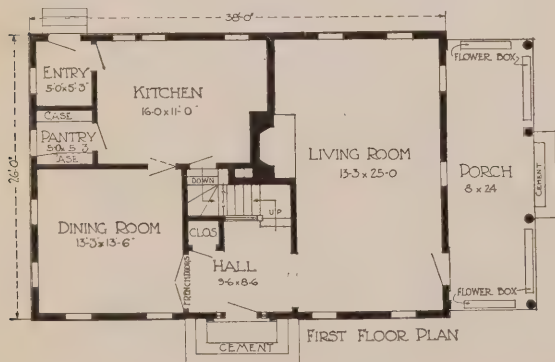
## THE HOMESTEAD

**H**ERE is a Colonial masterpiece embodying the traditions and endless comfort that gave such a magic atmosphere to the New England of our forefathers. The entrance door with its narrow side-lights and artistic hood are distinctly Colonial.

As the door swings back, you are welcomed into the pleasant broad hall and great living room with its ideal hearth. Placing the porch on the side adds to the privacy of this out-of-doors living room. We will let the four bedrooms, each of which has a large closet, tell their own story, but we must call your attention to the two additional hall closets, large and conveniently placed.

As a suburban home, this type preserves an estate-like prominence of dignity and refinement which no other style of home can surpass or even equal. The owner of such a home has the best and finest that money can buy.

**SPECIFICATIONS:** *Color scheme suggested:* White with green shutters. *Exterior:* Siding. *Joists:* Porch 2 x 6, first floor 2 x 8, second floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 4; hip rafters 2 x 6. *Additional fixtures:* Pantry cupboard, French doors into dining room and one on to porch, flower boxes, shutters. *Inside doors:* 6-panel Colonial 6 feet 6 inches high. *Windows:* 8 x 10—15 light and 7 x 9—12 light.



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## THE ROCHESTER

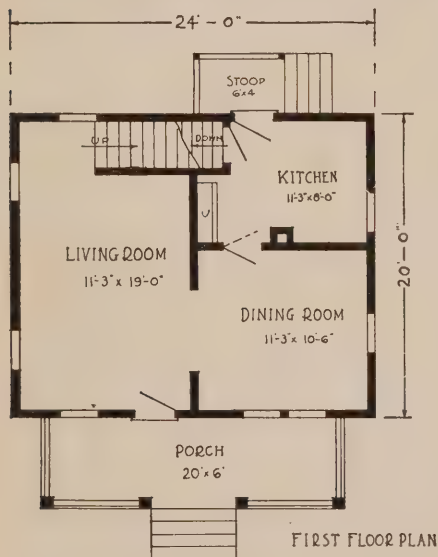
**T**HE wise man builds for comfort and convenience, but never loses sight of economy. This beautiful two-story home built on Dutch Colonial lines is of excellent appearance and arrangement.

The gambrel roof with shingled gables and dormers gives a pleasing effect. The porch railing is ornamented just enough to make the home distinctive, but not at all freakish.

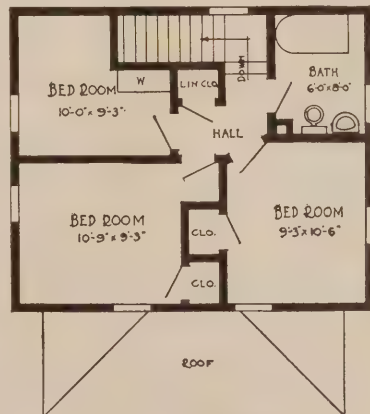
The living room is a wonder—large and airy, with an attractive open stairway at the rear. The dining room is bright and cheery, while the kitchen is carefully laid out, with convenient cellar stairs and rear porch. The kitchen cupboard, like all STERLING cupboards, is furnished complete with doors, drawers and shelves. The second floor gives three fine bedrooms with closets and bath. The rear bedroom is provided with a built-up STERLING wardrobe, which comes to you completely assembled, ready to set in place. The linen closet is provided with shelves and three drawers.

The ROCHESTER makes an ideal home and will find a ready tenant or sale.

**SPECIFICATIONS:** *Color scheme suggested:* Grey body, white trim, brown gable and dormer. *Exterior:* Siding with shingles gable and dormer. *Foists:* Porch 2x6, first and second floors 2x8. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboard, linen closet and wardrobe.



"THE ROCHESTER"



SECOND FLOOR PLAN

"THE ROCHESTER"

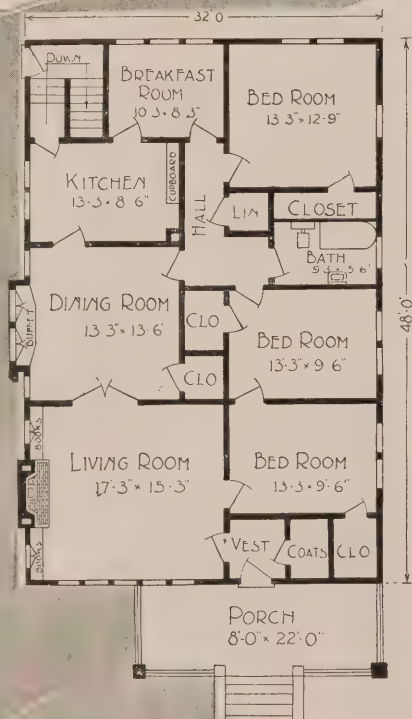
SEE PRICE LIST IN FRONT OF BOOK

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## The Englewood



**I**F you want a home that has distinctive features, consider the following that are found in the ENGLEWOOD: The handy coat-closet off the vestibule; living room with seven windows and on either side of the handsome fireplace are book cases, built-in just as the beautiful buffet in the dining room is; French doors leading to dining room; extra closet off the dining room for keeping the vacuum cleaner, extra table leaves, etc.; charming breakfast room; linen closet; and, best of all, three bedrooms, each with at least two windows and its own clothes closet!

Can you imagine a home more complete and attractive? The buffet and book cases are all manufactured and finished in our furniture shop and shipped assembled, ready to set into place. The ENGLEWOOD is a real home, the sort in which the pride of possession runs high.

The ENGLEWOOD shown in the photograph above was erected in Bay City in 1916. It has stood the test of time and incidentally doubled in real estate value in three years. Last summer a STERLING GARAGE was built at the rear, making this a complete home. Photographs can only give you a faint idea of the actual beauty of this home. Come to Bay City and let us show it to you.

**SPECIFICATIONS:** Color scheme suggested: Brown shingles and white trim. Exterior: Shingles. Joists: Floor 2 x 8, ceiling 2 x 6. Rafters: 2 x 6. Additional fixtures: Book cases, buffet, kitchen cupboard, linen closet, French doors into dining room.

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**T**HE RAVENA is an unusual and popular Dutch Colonial cottage. The interior arrangement is perfect. The dormers are not merely "stuck on" but are so tied up with the general construction that from the interior you would never know they were there.

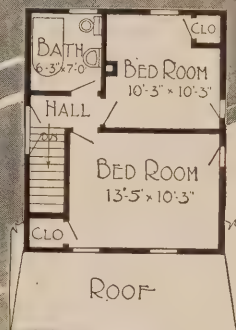
The above photograph shows one of a score of RAVENAS in Lockport, N. Y. This design has been used extensively by large real estate and improvement companies who are quick to appreciate values. It is difficult to get so much for the money anywhere as the RAVENA offers.

**SPECIFICATIONS:** *Color scheme suggested:* Dark green body and green shingle stain on dormer wall, white trim. *Exterior:* Siding with shingled dormer. *Foists:* 2 x 8. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard, shutters.

## The Ravena



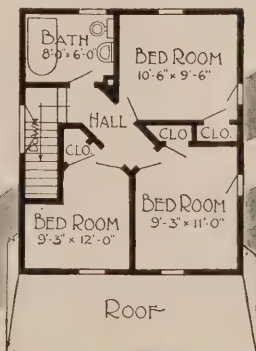
First Floor Plan A



Second Floor Plan A



First Floor Plan B



Second Floor Plan B

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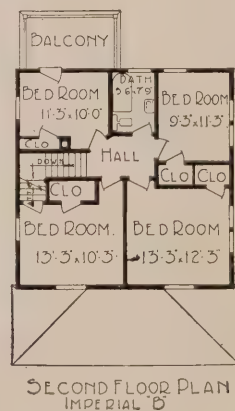
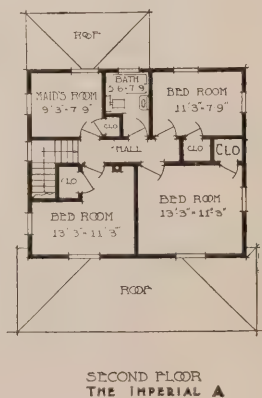
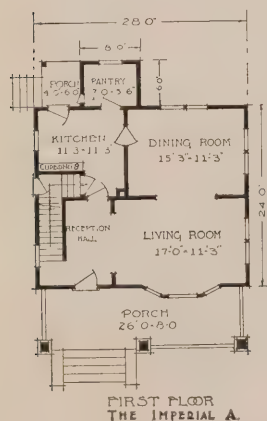


## THE IMPERIAL

**I**F you could read only half the testimonials we receive from IMPERIAL owners, you wouldn't hesitate a minute longer, but would write out your order today! Think of the pleasure this house presents as a permanent home—the kind you have always desired.

The broad, low, spreading porch really means another living room in summer and creates a pleasing impression with the newcomer. The heavy overhanging cornice and well balanced dormer are the final touches that make up a beautiful exterior. Compare these room sizes with those of the house you now live in. Write for complete information, we have many helpful and interesting things to tell you.

**SPECIFICATIONS:** *Color scheme suggested:* Brown above belt course, white below. *Exterior:* Siding below belt course, shingles above. *Foists:* Porch and floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 4. *Additional fixtures:* Tables and seats in breakfast room, kitchen cupboard, French doors into dining room, Plan B.



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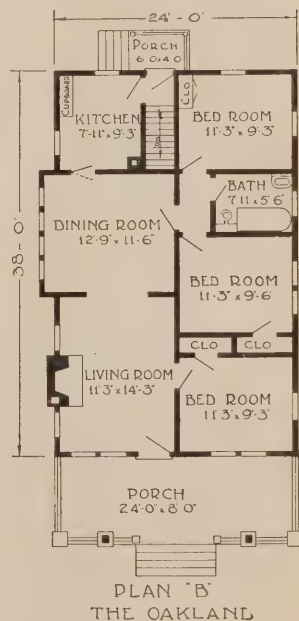
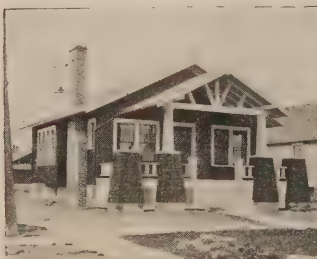




## THE OAKLAND

A FEW pretty shrubs and flowers and well-kept lawn make this bungalow transport you to California! The overhanging roof gives plenty of shade without cutting off the light from the living room. Below are two standard OAKLANDS erected in Southern Michigan, location given upon request. Here is a home "good to look at" but "better to live in." Write for detailed information.

SPECIFICATIONS: Color scheme suggested: Brown and white. Exterior: Shingles. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard and wardrobe.



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# THE CLASSIC

**S**ETTLED comfort and sunshine—that is what the CLASSIC brings its owner. The correctly designed roof with its well-proportioned dormer and broad eaves make the CLASSIC all that is distinctive and harmonious in every detail.

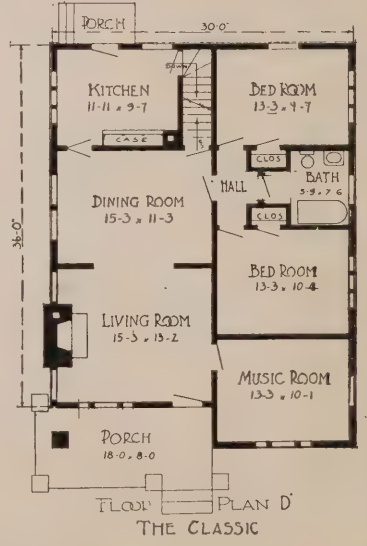
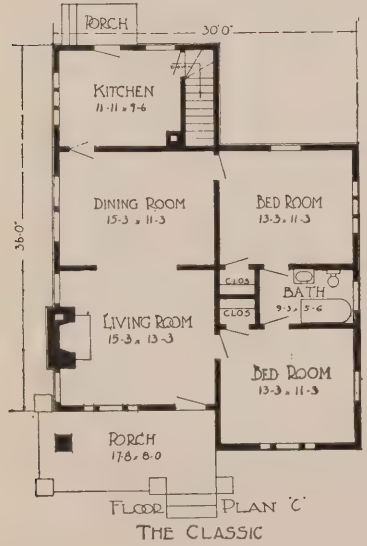
Notice the large number of double hung windows and the massive fireplace which intensifies the feeling of solidity in this home.

The rooms are well laid out. Not one bit of space is wasted. As you enter, the entire living room and dining room are presented. This gives a spacious roomy effect, which is enhanced by the wide cased opening

between the two rooms. Plan D offers the addition of a music room and includes an attic.

Every dollar you invest in this bungalow will show in the beautiful exterior or the comfort and convenience of the interior. If you knew the amount of care spent in perfecting this design, you would be just as enthusiastic in its consideration as we are in placing it before you. Write for complete information—we have many interesting and helpful suggestions to make.

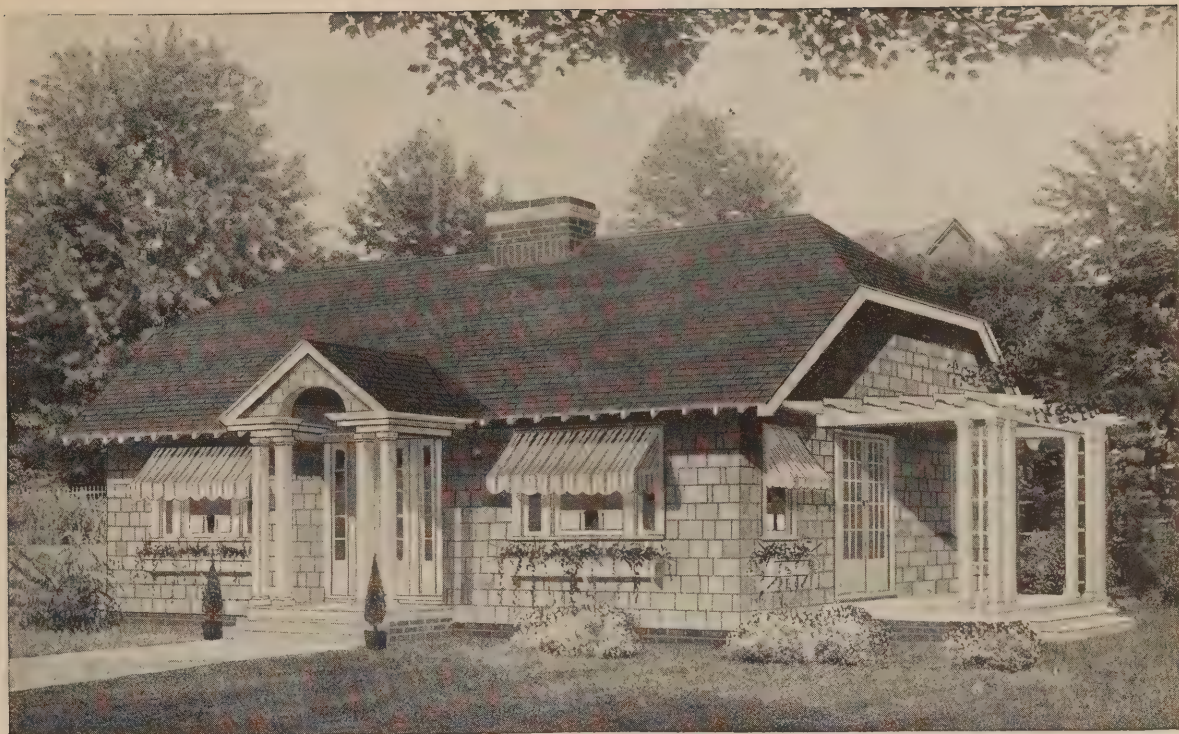
**SPECIFICATIONS:** Color scheme suggested: Brown and white. Exterior: Siding. Joists: First floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Kitchen cupboard for both plans. Front porch floor cement not included. Inside Doors: 6-panel Colonial, 6 feet 6 inches high. Windows: 8 x 10—15 light and 7 x 9—12 light.



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## THE LAWNDALE

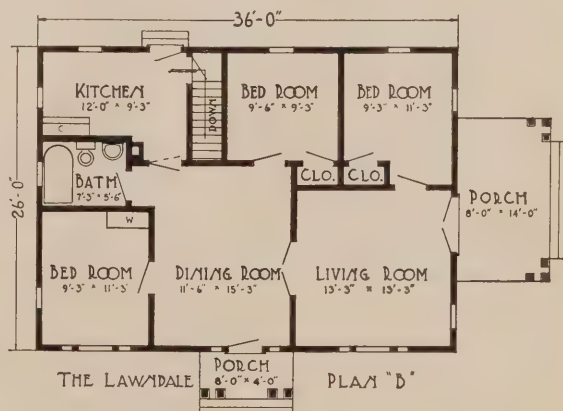
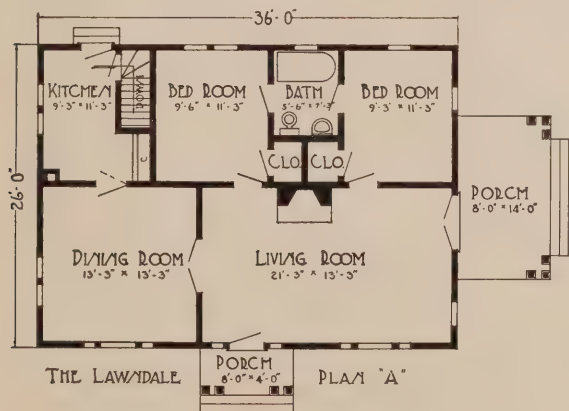
**I**F beauty could be measured in terms of *money*, this captivating bungalow would be far beyond the reach of our simple price.

Softened dignity, best describes the LAWNDALE's many worth-while features. Note the treatment of the gable entrance hood, grouped columns and side-lights. From the picturesque roof to the studied construction of the secluded trellised porch, this bungalow is a marvel of charm and convenience. The cut at the left shows a living room in Plan A.

Select either plan, as best suits your need. For a sunshiny, compact, and attractive home, is there any need of looking further?



**SPECIFICATIONS:** Color scheme suggested: Gray with white trim. Exterior: Shingles. Joists: Porch 2 x 6, first floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: French doors from living room into dining room and living room on to porch, kitchen cupboard, wardrobe and flower boxes.



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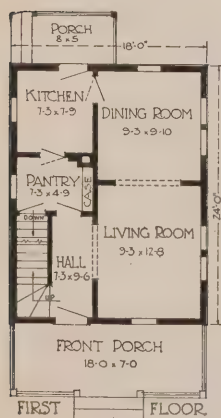
## THE LOVELL

A HOME beautiful yet modest and especially well-planned for the narrow city lot. You'll enjoy the roomy veranda, as well as the cheerful interior, whose wide cased openings lend a very homelike atmosphere.

The corner dining room gladdens you with its brightness. Each bedroom has its own closet and the bath is conveniently placed at the head of the stairs.

All together, the LOVELL is a home every foot useful, spacious yet compact, and best of all, reasonable.

**SPECIFICATIONS:** Color scheme suggested: Yellow with white trim. Exterior: Siding. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Pantry cupboard.



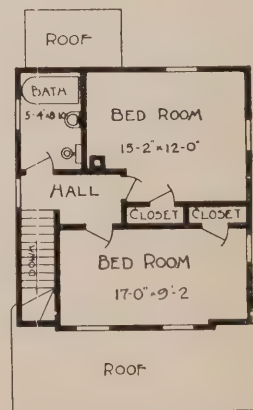
LOVELL 'A'



LOVELL 'A'



FIRST FLOOR PLAN  
LOVELL - B -



SECOND FLOOR PLAN  
LOVELL - B -

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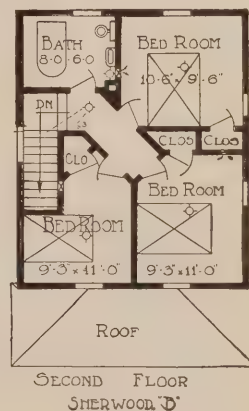
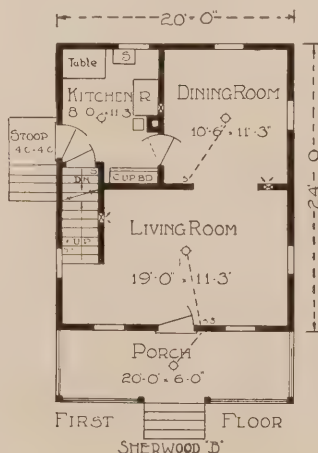
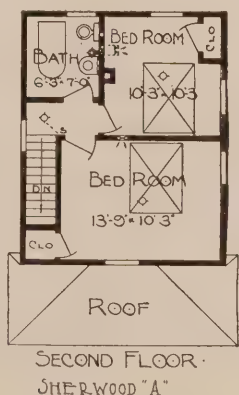
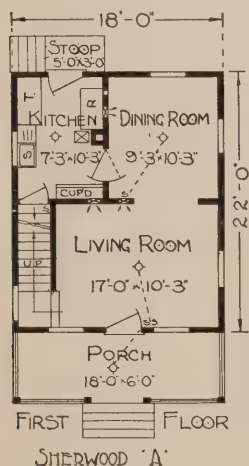


## THE SHERWOOD

**W**HILE the SHERWOOD is popular with the owner of any sized lot, yet it finds special favor in cities where lots are sometimes as narrow as thirty feet. Many of these houses have been erected and we have yet to hear of one where the owner was not delighted with his purchase.

The small home and the small lot in the large city with buildings on either side must have several points covered at the time it is designed, leaving the architectural beauty out of it for the moment. There must be plenty of rooms, cross ventilation in every room, plenty of light and a large front porch. The SHERWOOD has every one of these most modern housing requirements, but in addition has a beautiful modern Dutch Colonial type of architecture that is extremely difficult to get in such a low-priced home.

**SPECIFICATIONS:** Color scheme suggested: Cream below belt course, brown above. Exterior: Siding below belt course, shingles above. Joists: Porch 2 x 6, first and second floors 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, shutters.



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## The Gordon

THERE is a distinctive style about this remarkable little home which appeals at once to those who admire plain, dignified effects without ornamental elaboration. Then, it is a most livable dwelling. Billows of light enter through the large triple windows, placed at each side of the elegant craftsman door, and give the utmost cheer to the good-sized well-proportioned rooms.

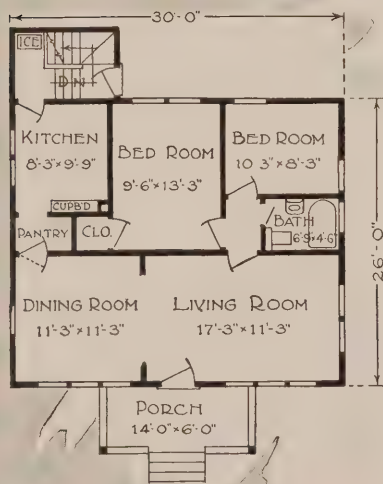
The front porch is roomy as well as delightful. There is a dignified horizontal treatment of the entire house and at the same time a light crispness in the details which is distinctly refreshing.

The interior is a fine example of the ability of STERLING architects to use every inch of space to the best advantage. Every detail has been given careful thought.

The large living room is connected with the light dining room by an 8-foot cased opening which virtually throws the two rooms into one. The bath is conveniently arranged to both bedrooms. Notice the kitchen and grade entrance arrangement.

Here is a home that will be a never ending source of pride to yourself and family.

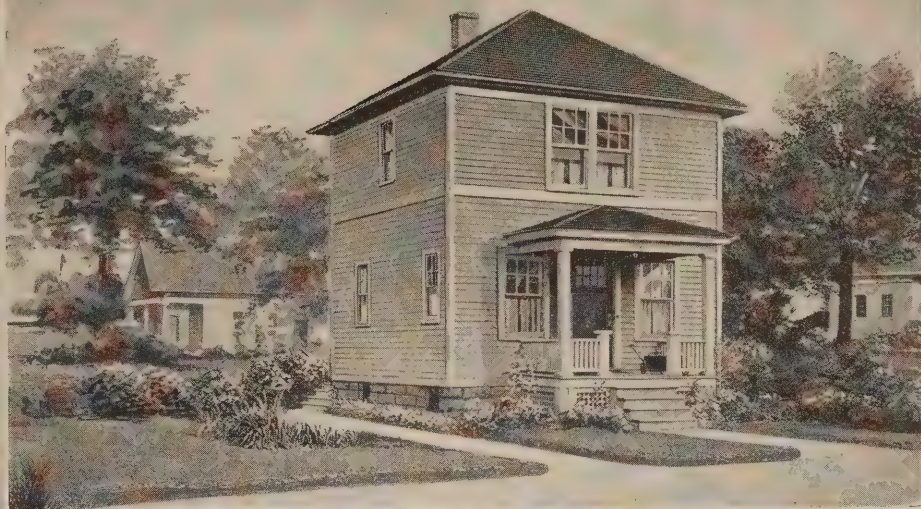
**SPECIFICATIONS:** Color scheme suggested: Brown body, white trim. Exterior: Siding. Joists: 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard.



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**T**HE ALLMAN, while of severe Colonial architectural lines with plain hip roof, when erected on a small city lot or used in connection with industrial housing needs, fits in with the sky line in surprising fashion. The design lends itself to the quickest and most economical erection costs possible. Here are included all the essentials of living for a small family—a complete home—and a real bargain. Study both floor plans carefully.

Plan A provides two bedrooms and bath in addition to the living room, dining room and kitchen, while Plan B offers three bedrooms. We have laid out these designs with only two points in view, *convenience* and *economy*. This home is a money saver for the purchaser and a labor saver for the housewife.

**SPECIFICATIONS:** *Color scheme suggested:* Grey body, white trim. *Exterior:* Siding. *Foists:* 2x8. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboard.

## The Allman



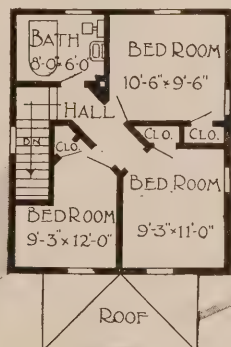
First Floor Plan-A



Second Floor Plan-A



First Floor Plan-B



Second Floor Plan-B

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Side View of the Arlington

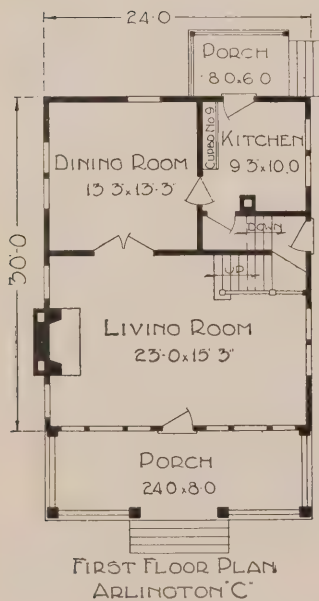


Rear View of the Arlington



Interior View of the Arlington

## THE ARLINGTON "C"



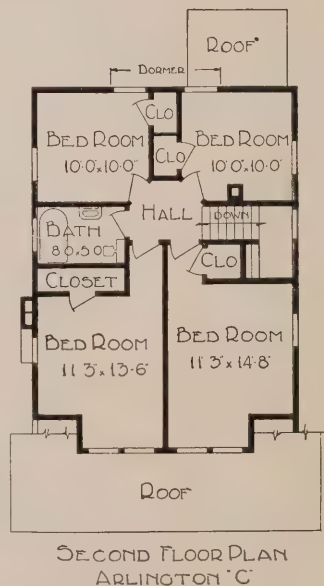
SO many of our customers own narrow city lots and have repeatedly asked us for an ARLINGTON plan which will suit their purpose, that we have designed the ARLINGTON "C," 24 feet wide and 30 feet deep, following as closely as possible conventional lines.

The photographs above are taken of our ARLINGTON "B," shown on the opposite page. Of course, the ARLINGTON "C" will be somewhat narrower and a little deeper.

Study the floor plan and see how well it is laid out. The rooms are all large and well proportioned, conveniently arranged with plenty of light and ventilation. Four bedrooms and bath are provided on the second floor in addition to ample closet space.

For a real "home" on a narrow lot, you will do well not to disregard this plan.

SPECIFICATIONS: Same as for the ARLINGTON "B" on opposite page.



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## THE ARLINGTON "B"

**S**UBSTANTIAL, handsome and modern, the ARLINGTON is a product of STERLING SYSTEM genius. The big factor in the exterior is the low, broad, hovering roof that protects a roomy porch. An air of hospitality prevails—a natural atmosphere of "Come in and be at home."

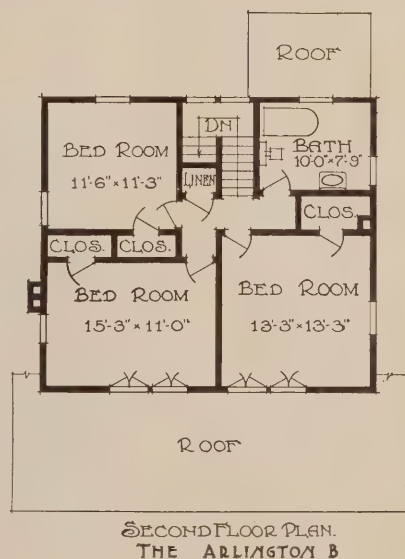
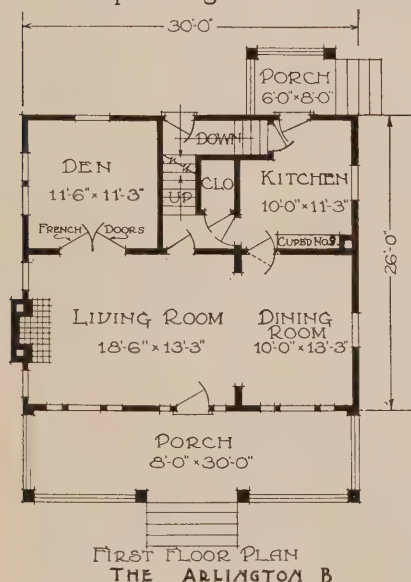
Part of the well-planned interior is the luxurious living room, snug light den, and dandy coat closet. Upstairs, are three ample sized bedrooms, good closet space, and bathroom placed right over the kitchen to reduce plumbing costs. The stairs are conveniently arranged and can be entirely closed off to conserve

heat in winter time and opened up for ventilation in summer.

Photographs on page 42 show rear and side views. Plan C is the conventional arrangement. All in all, where could you find a home so good looking, so practical and so livable, at such an attractive price? The customers of STERLING HOMES boost for it all the time.

Write for detailed information on the ARLINGTON. We have many helpful suggestions to offer.

**SPECIFICATIONS:** Color scheme suggested: White with brown gables. Exterior: Is siding. Joists: Porch 2 x 6, first and second floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: French doors into den, kitchen cupboard, linen closet.



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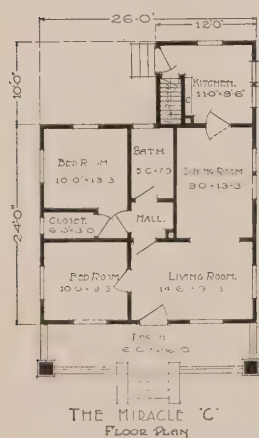


## THE MIRACLE

**A**LL the appealing features of that most popular type of home, the bungalow, are included in the MIRACLE. "I must say this house attracts a lot of people here, who want to look through it," writes an Akron owner. Because it is different from nine-tenths of the bungalows you see and is comfortable and convenient inside. A MIRACLE home is always worth several hundred dollars more than it costs.

The front porch is large and sunny. The ventilation, light and cheer secured by the excellent window arrangement can easily be imagined. The cut below shows the interior of one of the bedrooms, while the cut at the bottom of the page is a photograph of a MIRACLE "C" erected at Green Bay, Wis. For charm and convenience, inside and out, the MIRACLE has no equal.

**SPECIFICATIONS:** Color scheme suggested: Yellow with white trim. **Exterior:** Siding. **Joists:** Porch 2 x 6, floor 2 x 6, ceiling 2 x 4. **Rafters:** 2 x 4. **Additional fixtures:** Kitchen cupboard, linen closet.



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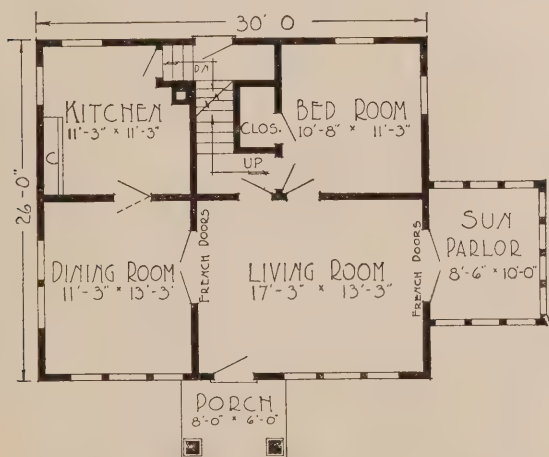


## THE WELLINGTON

**A**RT and economy are combined in the WELLINGTON. A well-proportioned dormer trims up the roof and makes four windows possible in the front bedroom. Study the harmonizing details of the stately entrance. The side balcony will prove a handy place for airing bedding, or if covered by an awning can be utilized as a sleeping porch.

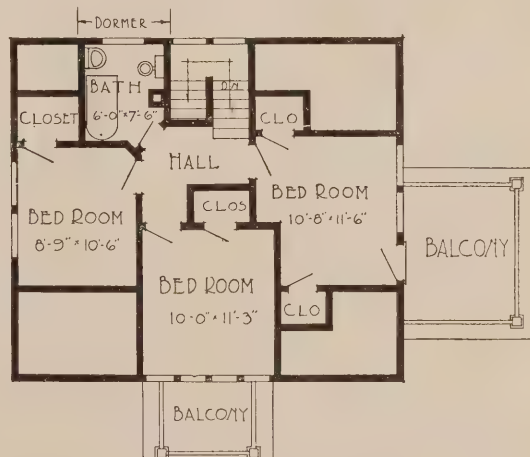
Looking through the French doors to the inviting sun parlor beyond, the living room appears even larger. The dining room is almost another sun parlor! The enclosed stairway is easily cared for and a fuel saver as well. The WELLINGTON is so American that you will be proud to call it your home.

**SPECIFICATIONS:** Color scheme suggested: White body and trim, brown above belt course. Exterior: Siding below belt course, shingles above. Joists: First and second floors 2x8. Rafters: 2x4. Additional fixtures: French doors living room to sun parlor and dining room, kitchen cupboard



FIRST FLOOR

THE WELLINGTON



SECOND FLOOR - THE WELLINGTON

SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





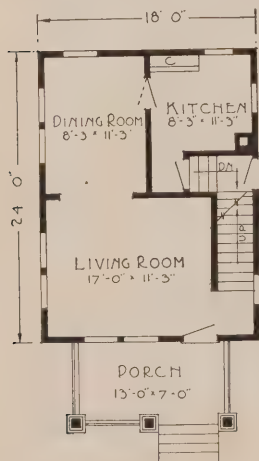
## THE GARLAND

**T**HIS is a beauty! For the family interested in a permanent dwelling that combines utility with refined architecture, the GARLAND has an overwhelming appeal.

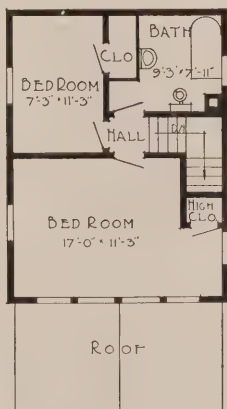
Reversing of the gables and the shed roof over the front dormer give this house character and distinction. Investment companies have used it, together with the MARLOWE on the opposite page, building them side by side in great rows. The two designs give the opportunity of furnishing home builders with exactly the same floor plans and different exteriors.

Think it over and see if your house problem isn't most satisfactorily settled right here.

**SPECIFICATIONS:** Color scheme suggested: Dark green body, white trim. Exterior: Siding. Joists: Porch 2 x 6, first and second floors 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, linen closet.



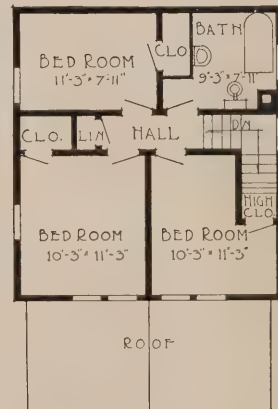
FIRST FLOOR PLAN  
THE GARLAND-A



SECOND FLOOR PLAN  
THE GARLAND-A



FIRST FLOOR PLAN  
THE GARLAND-B

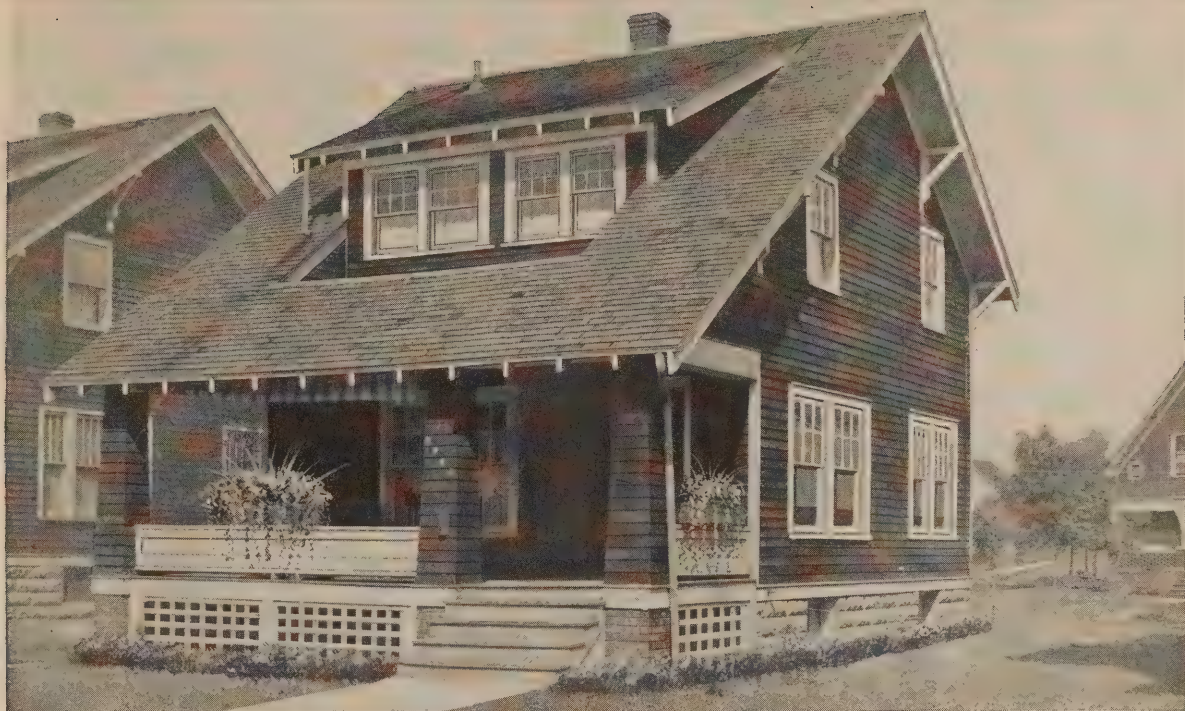


SECOND FLOOR PLAN  
THE GARLAND-B

SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





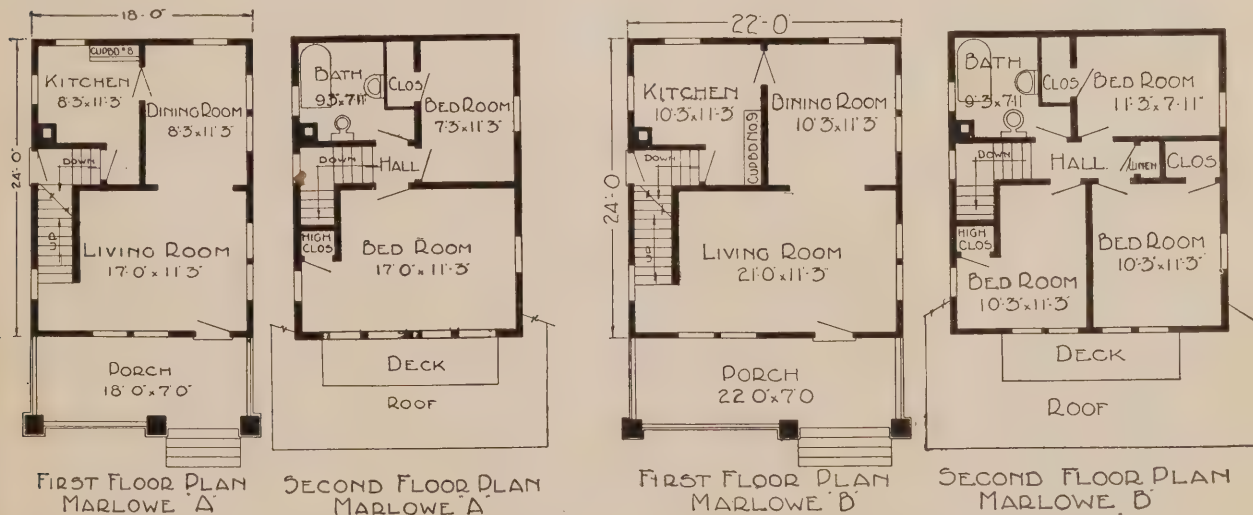
## THE MARLOWE

**I**F you favor bungalows but like the space afforded by a two-story house, the MARLOWE will happily solve your building problem. The broad, sloping roof, broken by a well-formed dormer, and the substantial lines of the wide porch, lend dignity to the whole exterior.

A big, hospitable living room is the keynote to either plan. In Plan B, the rooms are considerably larger and there is an additional bedroom, and linen closet.

For exterior attractiveness, convenience in layout and economy in cost the MARLOWE has no equal.

**SPECIFICATIONS:** Color scheme suggested: Dark brown body, cream trim. Exterior: Siding. Joists: Porch 2 x 6, first floor and second floor 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, linen closet in Plan B.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





## The Loraine

**T**HE LORAIN is another prize-winning bungalow. Every bungalow, if it is true to type, is first of all bright and sunny. Just notice the remarkable window space in the living room!

The roof treatment, while it is simple in construction, gives a very pleasing effect and tends to break up the otherwise conventional lines. See what a cozy porch you have without cutting off a bit of light from the living room!

The floor plan is a little different from any of our other designs. The living room, dining room and kitchen are beautifully arranged and yet are entirely shut off from the sleeping quarters at the rear of the house.

Throwing the living and dining rooms into one by means of the wide cased opening affords a feeling of space and at the same time gives better ventilation and a broader view. Shingles instead of siding would make the LORAIN equally attractive. A window box under the large front window is an excellent suggestion.

All the money invested in a home such as this brings undoubted returns, especially in comfort and happiness.

If you are interested in the Loraine, write us a letter asking all the questions that come to mind about the plans and materials which we furnish. We will cheerfully give you all of the information you desire.

**SPECIFICATIONS:** *Color scheme suggested:* Dark green body, white trim. *Exterior:* Siding. *Joists:* Floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, wardrobe.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





## The Vinton

**T**HE VINTON, like all of the smaller sized STERLING HOMES, is so delicately designed that you do not notice the size. Moreover, the small home, economically built and maintained, will delight the occupants infinitely more than a dwelling many times its size.

From the moment you step in the door of the VINTON, you feel that here is something worth while in a home. There is no waste space. All the rooms are large, and every nook and corner has been carefully planned to give plenty of light and ventilation. The offset bay in the dining room not only adds to the interior of that room, but relieves the plainness of what would otherwise be a long sweep of wall space.

Notice the recess off the kitchen for the ice box, a convenience always desired and oftentimes overlooked.

The second floor provides two fine bedrooms and bath.

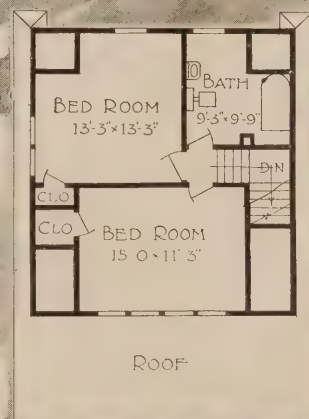
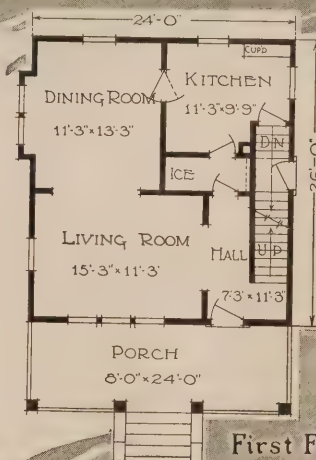
Who would not be attracted by the correct lines, the easy composure, the richness of this home? The cost is far from excessive but the VINTON is a home of solid merit and it looks the part. It is a 365 day in the year home, one that brings you annually twelve good months of pleasure and satisfaction.

Write for complete detailed information on this model.

**SPECIFICATIONS:** *Color scheme suggested:* Yellow below belt course, white trim, dormer and gable walls stained brown. *Exterior:* Siding below belt course, shingles above. *Joists:* Floor 2 x 8. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard.

SEE PRICE LIST IN FRONT OF BOOK

See specification page 72



Second Floor Plan

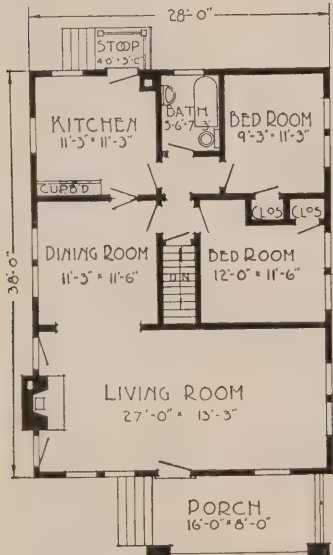




# THE LINWOOD

EVERYONE is instantly captivated by the piquant charm and quaint simplicity of the LINWOOD. It brings Home straight to your heart. With its broad, low roof, cornice brackets, and clever flower box, it affords a supreme degree of distinction and comfort, summer and winter.

The same cheerfulness is found in the room arrangement. In Plan B, the immense living room is cut down to afford another bedroom—or den, if you prefer. Study the floor plans carefully, and see how nicely your furniture will fit in this cozy home.



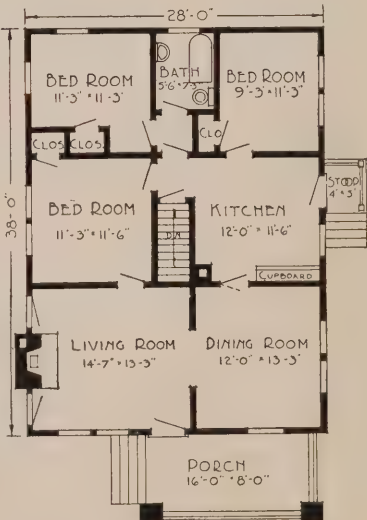
THE LINWOOD - A-

We furnish all basement sash and frames and all framing material above the grade. Masonry work is only required up to the grade line.

Once you are the owner of such a fascinating but sensible bungalow you will never have any trouble in disposing of it for its full worth—which is not always the case with a more expensive or pretentious home.

Write for complete information. We have many interesting things to tell you about the LINWOOD which cannot be limited to this small space.

SPECIFICATIONS: Color scheme suggested: Dark green body, white trim. Exterior: Siding. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Kitchen cupboard, flower box.



THE LINWOOD B

SEE PRICE LIST IN FRONT OF BOOK  
See specifications page 72





## THE DAYTON

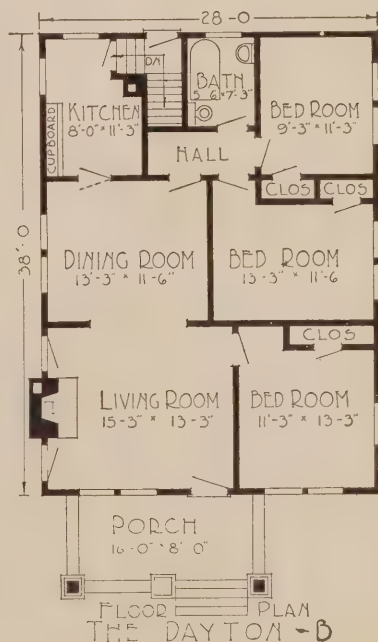
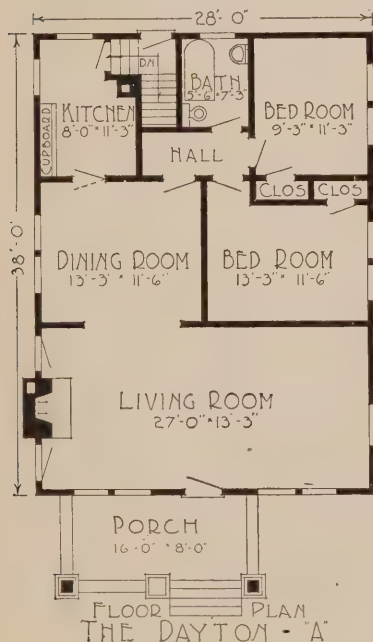
**H**OME is the end of all journeys. Moreover, it is the journey we all make once, generally twice or more, a day. Can you imagine any more pleasing end to your daily journeys than coming home to this inviting, picturesque little bungalow?

The low broad effect, always sought in the correct bungalow, is enhanced by the roof construction and the extension of the siding to the grade line. The latter also reduces foundation expense, as we here furnish all wood materials above the grade line.

But come indoors—Plan A first, please. Are you fond of a big, hospitable living room? Then here you find your wishes realized. Just beyond on one side, is the dining room, light and cheerful, with roomy kitchen right behind. On the other side, two bedrooms—two windows and clothes closet a piece!—and bath convenient.

Here is a home that will prove a sound investment.

**SPECIFICATIONS:** Color scheme suggested: Brown body, white trim. Exterior: Siding. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixture: Kitchen cupboard.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72



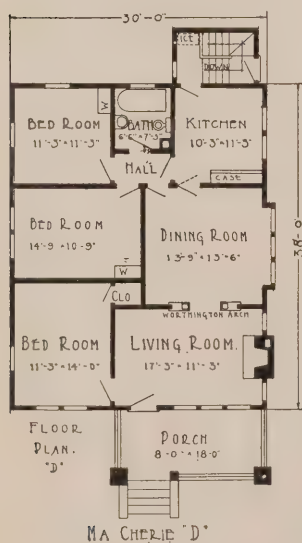


## THE MA CHERIE "D" AND "E"

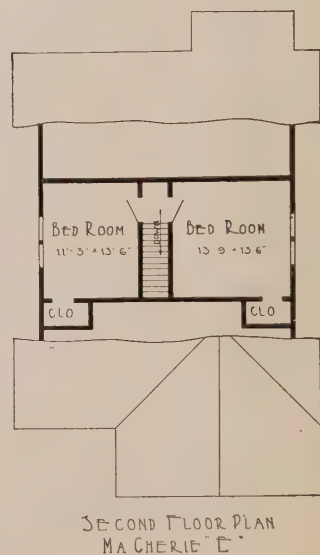
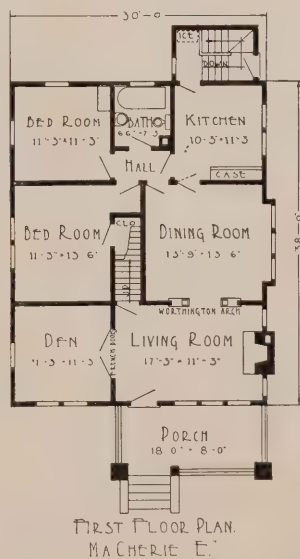
**A**RISTOCRATIC in design, correct in detail, and democratic in price, is the MA CHERIE. Come and look over the MA CHERIE here in Bay City. We are positive that you, like everyone else who sees it, will agree that it is "one in a thousand"!

Just beyond the ideal living room is a liberal sized dining room. Plan E affords a secluded retreat in the form of a den, and two bedrooms upstairs.

Set your money to work on building a home that will be your own—write today for details.



**SPECIFICATIONS:** *Color scheme suggested:* Brown body, cream trim. *Exterior:* Shingles. *Foists:* Porch 2 x 6, first and second floors 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, wardrobes, Worthington arch, Plan E, French doors into den.



SEE PRICE LIST IN FRONT OF BOOK

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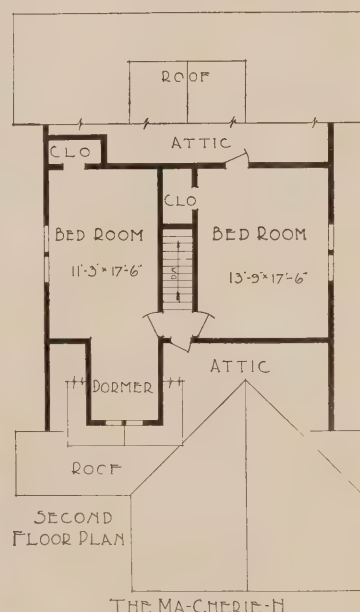
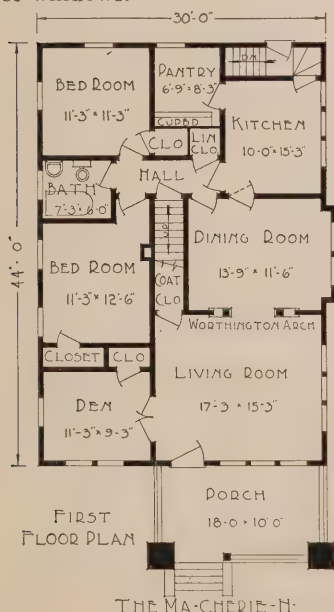
## THE MA CHERIE "H"

**H**ERE is one of the most complete and delightful bungalows ever designed! The exterior certainly has beauty, and the well-arranged interior with four bedrooms gives it a decided advantage over most bungalows. This model is erected in Bay City and can be visited here.

You'll like the generous living room and cozy den, attractive Worthington arch, and the great number of windows.

Upstairs, the two bedrooms have full head room, being 6 feet high at front and rear walls. There is plenty of closet and attic space besides. Write for complete information on this model.

**SPECIFICATIONS:** Color scheme suggested: Green with white trim. Exterior: Shingles. Joists: Porch, 2 x 6; first and second floor 2 x 8. Rafters: 2 x 6. Additional fixtures: Linen closet, pantry cupboard, Worthington arch, French doors to den.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72

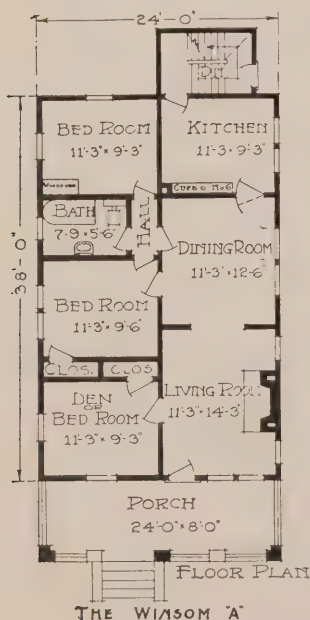




## THE WINSOM

**H**ERE is an unsurpassed bungalow! Study the floor plans carefully. Could any family want a more effective, brighter living room than the one shown below? Write for detailed information.

**SPECIFICATIONS:** Color scheme suggested: Green with white trim. Exterior: Shingles. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, wardrobe.



SEE PRICE LIST IN FRONT OF BOOK

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## THE EVANSTON

**T**O own such a home is man's supreme ambition. To live in such a home is woman's fondest hope. To design a bungalow more perfect is impossible. The EVANSTON is distinctive, compact and comfortable, yet moderately-priced.

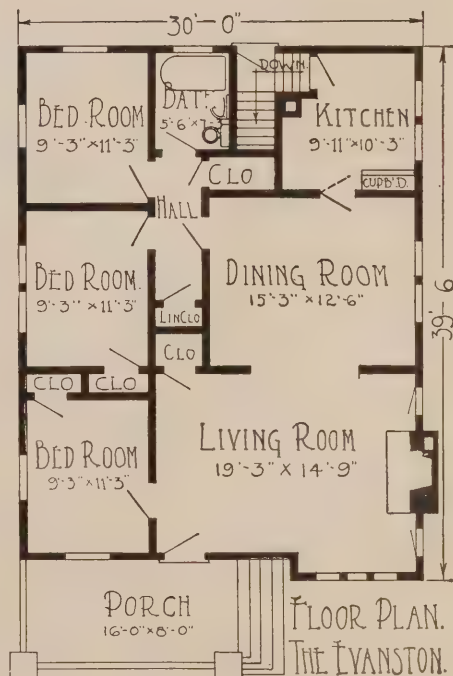
Its distinction lies in the irregular lines effected by the use of bay windows, gables and dormers. Notice that the large secluded porch does not shut off a bit of light from the living room.

Enter the attractive living room, with its pleasant bay window, large fireplace with casement windows on either side, and enticing dining room beyond, of just the right proportions. Note the three delightful bedrooms, each with two windows. Note the handy coat closet off the living room, linen closet, convenient hall, inside cellar stairs—those who do the housework will be grateful to you for all these conveniences.

The foundation expense is also reduced as we furnish all wood material from the grade line up, including basement frames and sash.

This home is an unusual offering and a real STERLING investment.

**SPECIFICATIONS:** *Color scheme suggested:* Dark green body, white trim. *Exterior:* Siding. *Joists:* Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, linen closet.



SEE PRICE LIST IN FRONT OF BOOK

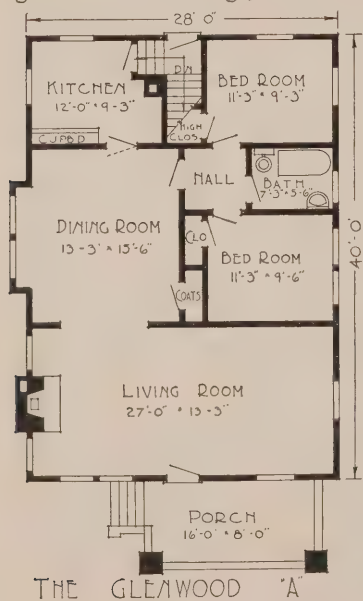
See specifications page 72





## THE GLENWOOD

**Y**OU could search the entire field of architecture and not find a design at the same cost, so pleasing in every feature. Notice the simplicity and harmony of each part with every other. The low-pitched roof, attractive dining room bay window, big fireplace chimney, unique porch—these all bring to mind pleasant thoughts of the delightful summer bungalow, and the cheery “welcome home” that the lighted window brings, when seen through the flying snowflakes in winter.

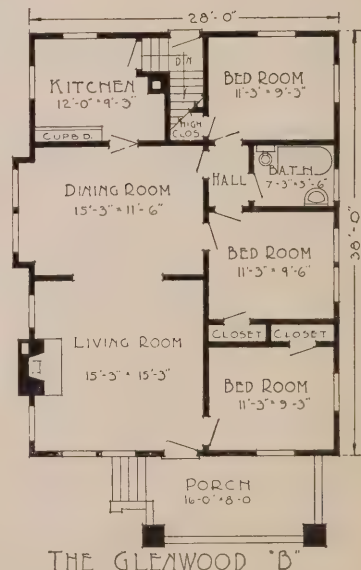


With all the artistic taste put in the GLENWOOD, we haven't forgotten the utilities. “How light and roomy your house is!” comes to the mind of every visitor. The living and dining rooms, where you spend most of your time, are large, homelike and airy. The kitchen is most convenient and compact, while the bedrooms are just the right size.

A wonderful home with coziness in every nook and corner! And at the price it is a marvel of value—a tribute to the modern STERLING SYSTEM of building which has put real merit in architecture within the reach of all.

Write for complete information, we have many interesting things to tell you.

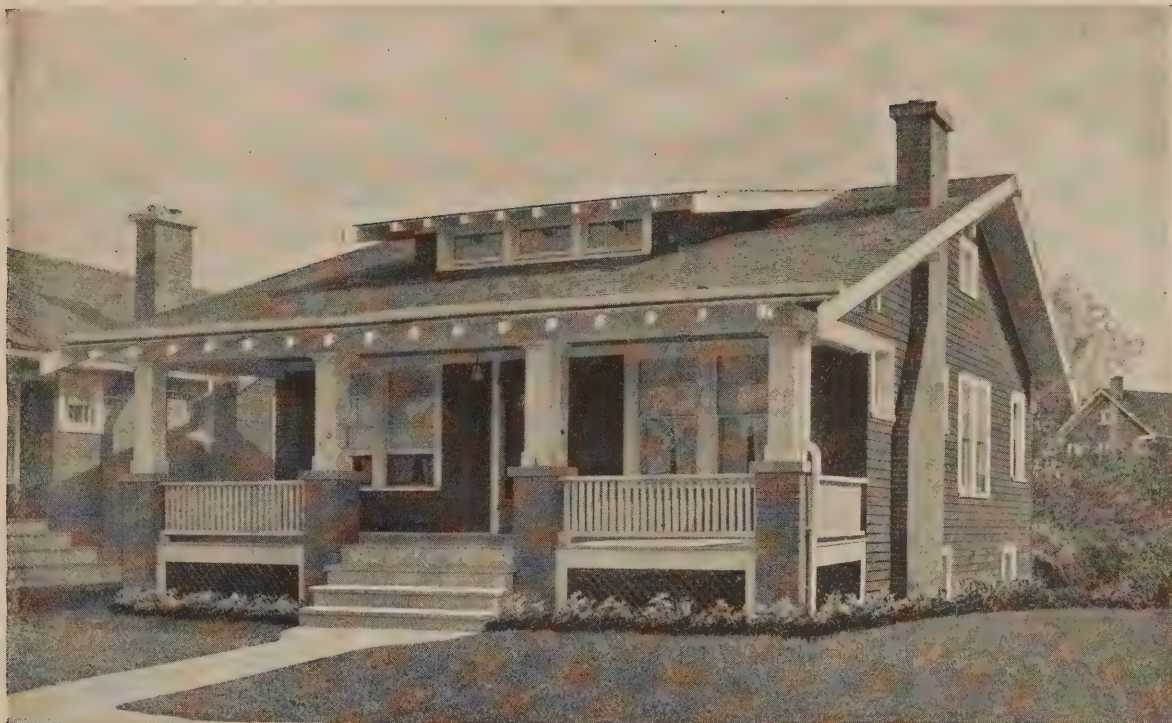
**SPECIFICATIONS:** Color scheme suggested: Dark green body, white trim. Exterior: Siding. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Kitchen cupboard.



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## THE CANTON

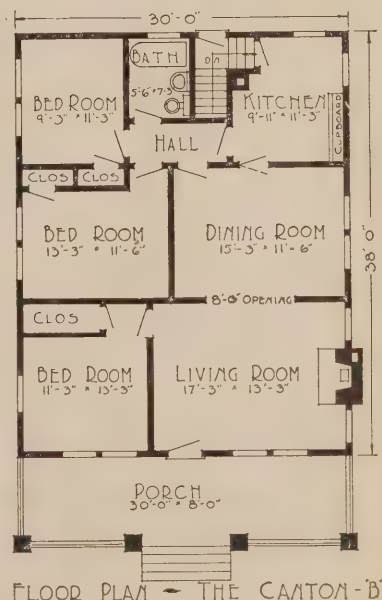
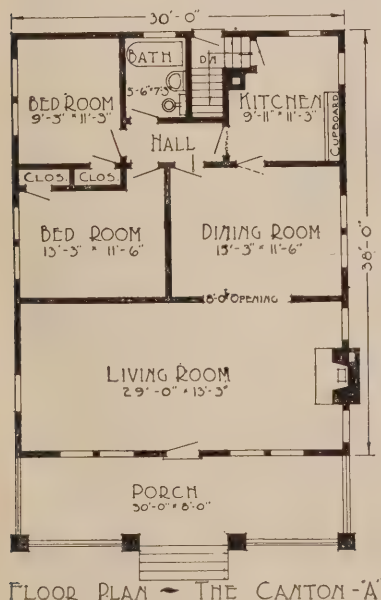
**B**UILDING a home is a very important matter, for you want to be sure that you are going to build right. Here is a true craftsman bungalow that you cannot possibly make a mistake in purchasing.

The long, low roof covering the wide expanse of porch, the craftsman columns and cornice brackets give the CANTON personality. This is the sort of a home that assures a man "standing in his community" and an interest in life that he can get in no other way.

Don't think, however, that a solitary convenience has been neglected or sacrificed to produce this novel, artistic effect. One floor plan is as well thought out as the other—it is merely a question of the number of bedrooms your family requires. For example, though the hall is small, notice how it opens into all the necessary rooms.

After you again have studied the floor plans carefully, look at the exterior, read our specifications and guaranty—then, think it over—and your good judgment will prompt you to send in your order for the CANTON at once.

**SPECIFICATIONS:** Color scheme suggested: Yellow body, white trim. Exterior: Siding down to grade. Joists: Porch 2 x 6, first floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Basement sash and frames, kitchen cupboard.



SEE PRICE LIST IN FRONT OF BOOK

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## The Chelsea

**C**OMPACT and comfortable is the way you find the CHELSEA. We made it only twenty feet wide, designing it especially for narrow lots where a small surrounding yard can be appreciated. And yet you will find it as roomy inside as many wider types. Here is a real house with all the conveniences of a modern American home. A few of its special features will interest you: Six large yet compactly planned, comfortable rooms, large front porch with inviting appearance, large living room and dining room with cased opening between, built-in cupboard in the kitchen, three large sunny bedrooms and bath on the second floor—a model arrangement throughout.

In this **STERLING HOME** you will experience the feeling of comfort with very small expense. You will find the **CHELSEA** a compact, comfortable home.

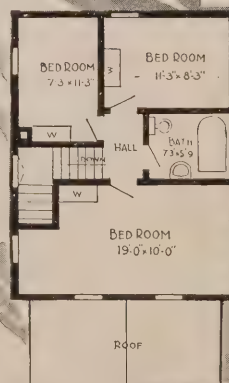
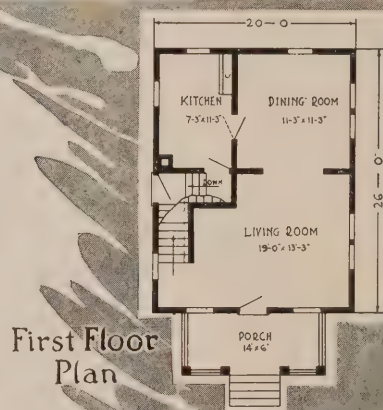
Think of it! Six large, light, airy rooms and bath and a fine front porch with this pleasing exterior. This is a real bargain, an investment that will yield a good profit any time you wish to sell.

Write us for further information, we have many helpful and interesting things to tell you.

**SPECIFICATIONS:** Color scheme suggested: White body and trim. Exterior: Siding. Joists: 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, wardrobes.

**SEE PRICE LIST IN FRONT OF BOOK**

*See specifications page 72*







## The Portland

**T**HIS little gem of a bungalow will match in attractiveness, material and construction, homes of many times its cost. Perhaps it is the interesting pedestal and column treatment and overhanging eaves that make the PORTLAND so generally a favorite.

Perhaps it is the inside! There is all the space any family requires, every convenience, a comfortable porch, and yet nothing is wasted. Housekeepers say that it is one of the easiest and most satisfactory homes to keep clean and tidy that they have ever lived in.

Plan B offers a third bedroom in addition to all the other comforts and conveniences of a well-ordered home that this bungalow affords.

You must be impressed with the simple beauty of the PORTLAND.

Write for complete description.

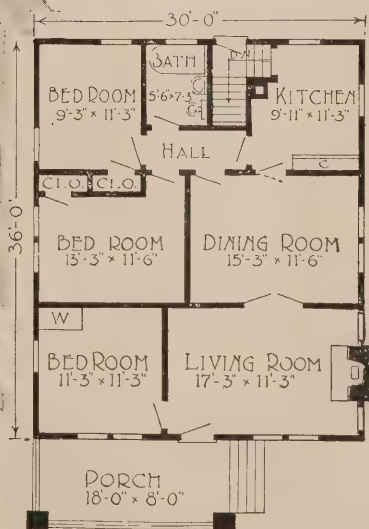
**SPECIFICATIONS:** Color scheme suggested: Chocolate brown body, white trim. *Exterior:* Siding. *Joists:* 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 6. *Additional fixtures:* Kitchen cupboard, wardrobe.

SEE PRICE LIST IN FRONT OF BOOK

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Plan - A



Plan - B





# THE WAVERLY

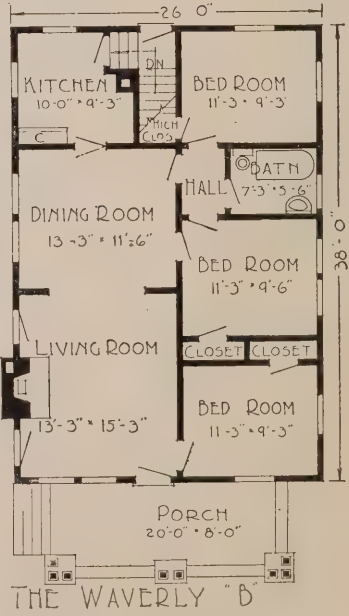
IF, in looking at this picture, which presents everything desirable in a beautiful, well-balanced bungalow, the longing does not spring up within you to own such a home so that next summer you can plant shrubs and flowers around it and clean up the lawn—if the mere sight of this attractive home does not make you long for the coming summer—it is merely because you have never experienced or anticipated the

intense pleasure and satisfaction which comes to every man who owns his home and enjoys helping nature ornament it.

And within! There is the luxury of a fireplace with high casement windows on e ther side. Just beyond is the cheery dining room and compact kitchen with inside cellar stairs. Each bedroom has ample wall space, yet is light and airy. The bath, conveniently located, concludes a perfect interior.

The more you study this plan, the more you are convinced that here is an opportunity to combine individuality with a charming exterior, and a comfortable interior. The WAVERLY is a "real buy" in every sense of the phrase.

SPECIFICATIONS: Color scheme suggested: Dark brown body, white trim. Exterior: Siding. Joists: Porch 2 x 6, first floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard.



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## THE CHESTER

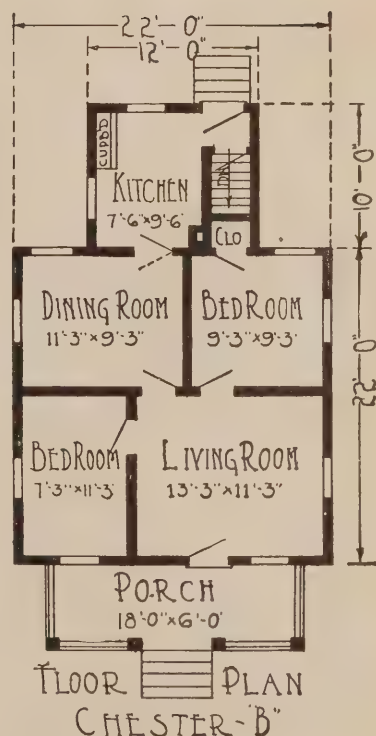
**T**HERE is good cheer in this four (or five) room cottage with its inviting porch, its well-arranged windows and its generally good lines and proportions.

It has been created to afford the maximum comfort at a minimum cost. Its picked materials are prepared by automatic machines according to plan—then assembled to include every minute item, shipped straight to you ready-to-erect, complete in every detail.

Both plans give an abundance of light and air, and the exceptionally large porch is an asset both from a viewpoint of exterior beauty and summer comfort.

There are larger homes than this. There are more expensive homes. But never has one been built of finer materials, one that is cozier, or that gives a better dollar-for-dollar value. Let us tell you more about this STERLING HOME. We can make many suggestions to help you.

**SPECIFICATIONS:** Color scheme suggested: Grey body, white trim. Exterior: Siding. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard.



SEE PRICE LIST IN FRONT OF BOOK

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## THE STANFORD

**C**HARMING in its simplicity and remarkably low priced, the STANFORD is particularly attractive to housing companies as it offers a sturdy, long-lasting home of low erection cost.

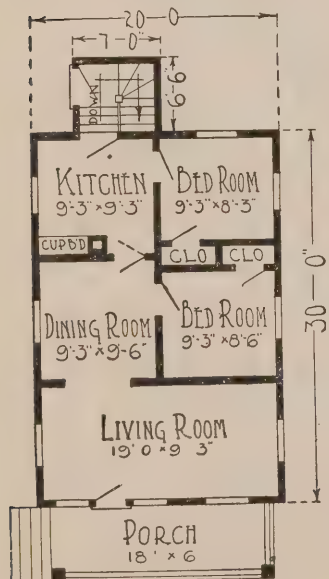
Both floor plans provide the same splendid house-wide veranda, and Plan A provides a house-wide

living room as well. The clever placing of the dining room gives hot weather comfort while the odors from the kitchen are well eliminated by the cross ventilation. Both bedrooms are pleasant and have their own clothes closet. Rear entrance can be had either from the inside or outside.

One of the added features of the STANFORD—especially for those living in the country or small towns—is that it is so simple that you can build it yourself.

The STANFORD is proof positive that there is no reason why a small house should be any less attractive because it is small. For the thousands of families who must have a home and live comfortably, at the minimum amount of expense, the STANFORD is a Godsend. Write for a detailed description and complete information on this model.

**SPECIFICATIONS:** Color scheme suggested: Dark yellow body, white trim. *Exterior:* Siding. *Foists:* Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 4. *Additional fixtures:* Kitchen cupboard.



FLOOR PLAN  
STANFORD-A

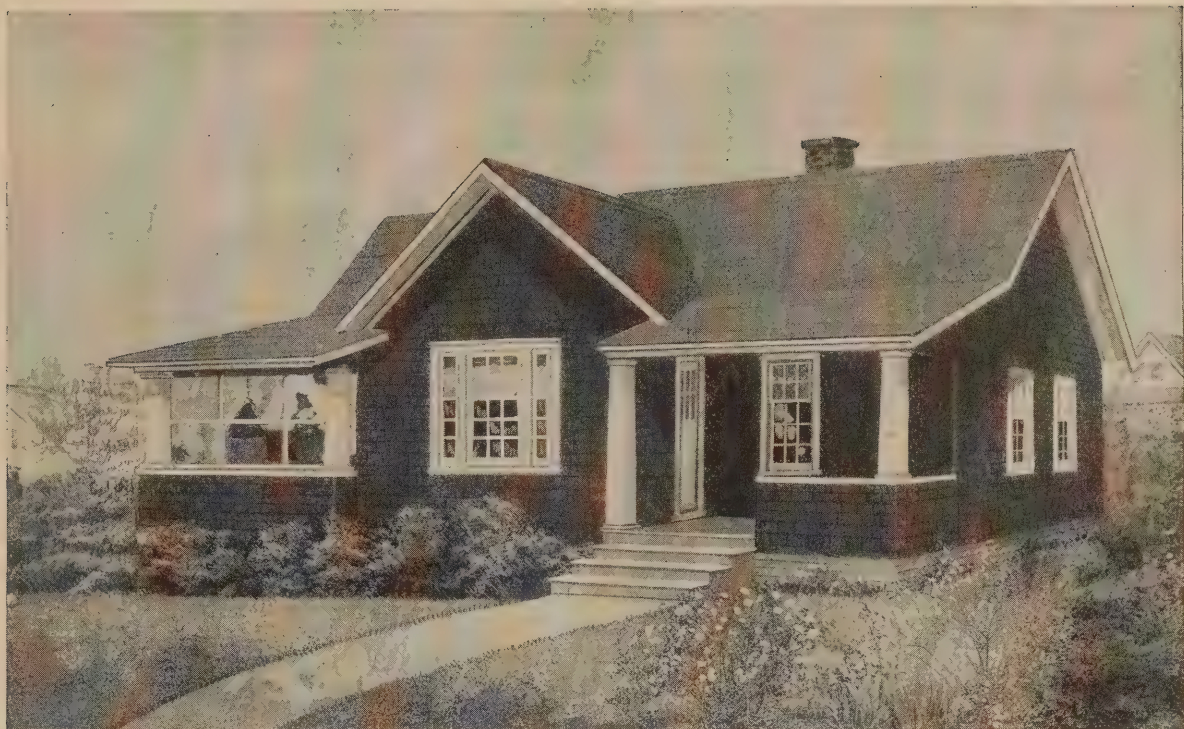


FLOOR PLAN  
STANFORD-B

SEE PRICE LIST IN FRONT OF BOOK

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## THE CHARMCOTE

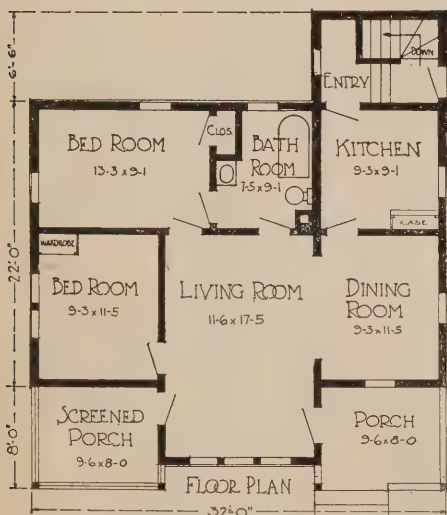
**T**HIS charming bungalow of five well-ventilated rooms is as cozy on the inside as it is inviting from the outside. There are two splendid porches, the formal entrance porch, and a more private retreat that can easily be screened in, or converted into a delightful sun parlor for the sharp fall and winter days.

The large homey living room is convenient to both bedrooms and bath, and opens into an enticing dining room through a large cased opening. The three front windows flood the living room with light. A compact kitchen and a cool landing, on which to keep the ice-box, conclude a perfectly arranged interior.

A few flowers and shrubs around the CHARMCOTE will place it in a well-appointed garden that will make every passer-by envious.

The two photographs below are reversed CHARMCOTES in Adrian, Mich. You will be most enthusiastic over the CHARMCOTE as your newhome. It will be a source of pride for many years.

**SPECIFICATIONS:** Color scheme suggested: Brown with cream trim. Exterior: Shingles. Joists: Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. Rafters: 2 x 6. Additional fixtures: Kitchen cupboard, wardrobe. Doors: 6-panel Colonial, 6 feet 6 inches high. Windows: 8 x 10—15 light and 7 x 9—12 light.



THE CHARMCOTE



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72

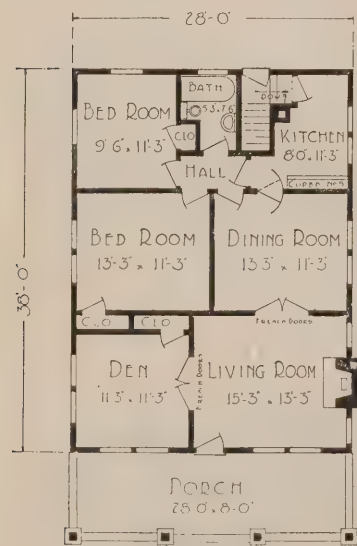




## THE MAYFAIR

A TRUE craftsman bungalow built on broad, substantial lines, which display a wealth of good taste. The room arrangement is no less a success. The family requiring three bedrooms will find Plan D just suited to their needs.

We furnish all basement sash and frames and all framing above the grade. This means that no masonry work is required except up to the grade line. The photograph below shows the left side of the MAYFAIR.



THE MAYFAIR PLAN C

Words cannot describe the real value and benefits that can be derived from such a good looking, well-arranged home. Write us for further details.

SPECIFICATIONS: *Color scheme suggested:* Brown with white trim. *Exterior:* Siding. *Joists:* Porch 2 x 6, floor 2 x 8, ceiling 2 x 4. *Rafters:* 2 x 4. *Additional fixtures:* French doors into dining room, and den of Plan C, kitchen cupboard.



THE MAYFAIR PLAN D

SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





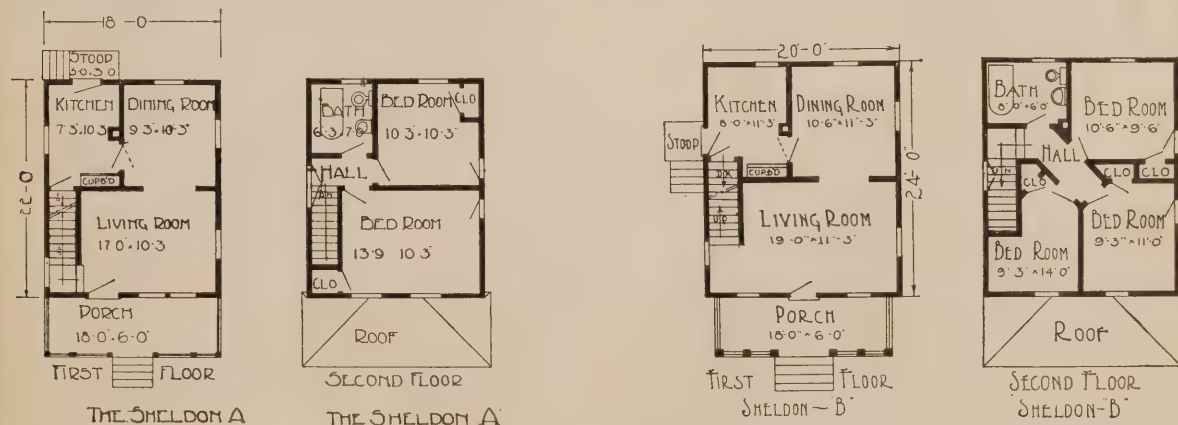
## THE SHELDON

**S**TANCHNESS and attractiveness were never more happily combined than in the SHELDON. Notice the interesting cornice treatment, as the eaves break around and trim up the front of the house. The shutters also lend a touch usually found only in much higher-priced homes.

Inside, the SHELDON is everything that the average family of good taste demands. Glance at the floor arrangement and you will see a sensible grouping of all rooms.

A genuine bargain is the SHELDON, and a home that will look well and be in just as good taste thirty years from now as it is today.

**SPECIFICATIONS:** Color scheme suggested: White body and trim, brown shutters. Exterior: Siding. Joists: Porch 2 x 6, first and second floors, 2 x 8. Rafters: 2 x 4. Additional fixtures: Kitchen cupboard, shutters.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





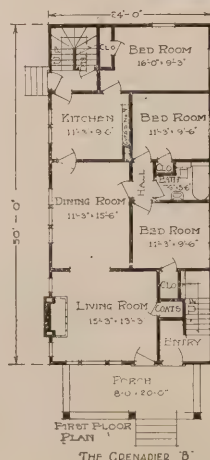
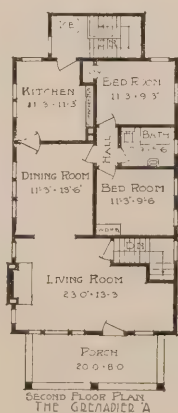
## THE GRENADIER

**F**OR a perfect duplex—a complete home on each floor, we challenge you to beat the GRENADIER, either in beauty, or perfection of layout.

One look at the floor plans will convince any landlord that this is the arrangement renters want. Notice the attractive living room shown in cut.

This is one way of building a home and getting someone else to pay for it. The photo at the right shows a living room of a GRENADIER Plan A. Write us for complete detailed information. We have many things to tell you.

**SPECIFICATIONS:** *Color scheme suggested:* Yellow siding, white trim, brown shingles. *Exterior:* Siding below belt course, shingles above, and on porch as shown. *Foists:* Porch 2 x 6, first and second floor 2x8. *Rafters:* 2x4. *Additional fixtures:* Kitchen cupboards, wardrobes.



SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72





## THE VERNON

**P**ERSONALITY! The VERNON is a home of marked personality. From the dignity of the wide siding to the quaint scroll brackets over the porch and correctly designed entrance, refinement and culture predominate the atmosphere of this home. Drop us a card for complete information.



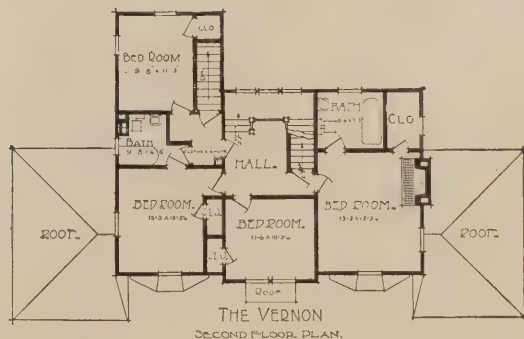
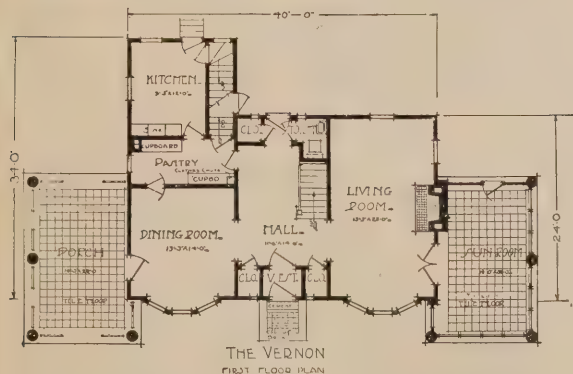
Living Room



The Vernon in Winter



Sun Parlor

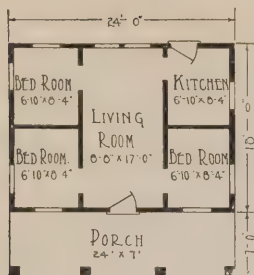


SEE PRICE LIST IN FRONT OF BOOK

See specifications page 72



# STERLING SUMMER COTTAGES



FLOOR PLAN  
THE RIVERTON.

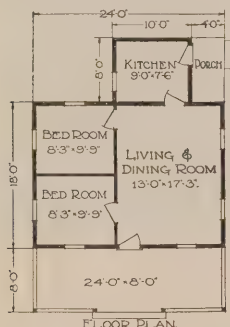


SEE PRICE LIST  
IN FRONT OF  
BOOK

*See specifications below*

## The Riverton

**C**AN you imagine a more unique and attractive small summer home than the RIVERTON? The broad front porch and the numerous windows invite fresh air and sunshine, which is always the real object of a seaside vacation. It is an ideal place to spend a few days. There is room enough to take care of all necessities and comforts of a vacation without the responsibility and care of more room than you actually need. With the aid of a helper, you will experience no difficulty in erecting this attractive summer cottage in the first few days of your vacation.



FLOOR PLAN.

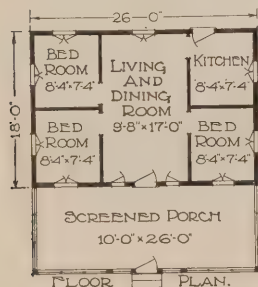


SEE PRICE LIST  
IN FRONT OF  
BOOK

*See specifications below*

## The Wildwood

**A** SIMPLE, compact, convenient summer home built for health and comfort. Set in attractive surroundings, it is an altogether delightful place for the family vacation. The front porch, twenty-four feet long, is a jolly place to spend many hours of contentment. The design and construction are of typical STERLING SYSTEM quality, and nothing will be found wanting to make this summer home complete in every detail.



FLOOR PLAN.



SEE PRICE LIST  
IN FRONT OF  
BOOK

*See specifications below*

## The Lakeview

**H**EALTH and comfort and pleasure are yours on the shore of a placid inland lake! There is every reason why you should own your cottage and spend your summer at the lake in a summer HOME that you will love. Ask us for detailed information about this LAKEVIEW cottage—we think you will find it entirely satisfactory in every detail. Please note that the front porch—screened—is ten feet wide and twenty-six feet long. Plenty of room for everybody. Three bedrooms, a big living room, and a convenient kitchen—This STERLING summer home will surely please you.

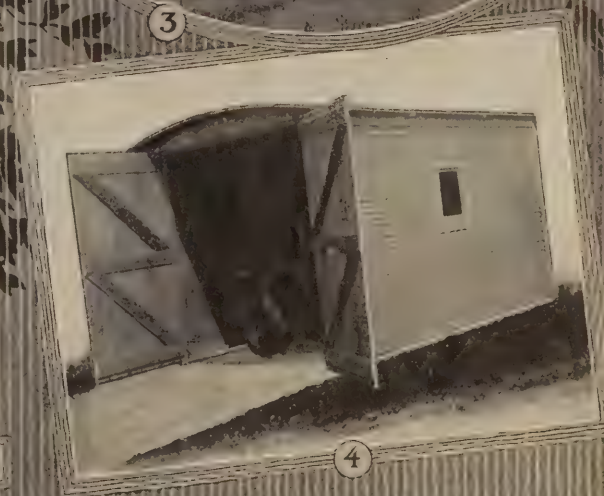
## Specifications

All summer cottages have floor joists of proper size, spaced on 2-foot centers;  $\frac{3}{4}$  x  $3\frac{1}{4}$  face yellow pine flooring; 2 x 4 wall plate; 2 x 4 studs on 24-inch centers; double 2 x 4 top plate; drop siding. Doors and sash assembled complete and glazed as shown. Frames of white pine shipped "knocked down"; 2 x 4 hemlock rafters on 2-foot centers; 1 x 6 and 1 x 8 roof board; shingles and prepared roofing as shown. Interior partitions of yellow pine ceiling; screens for all front porches furnished where shown. All materials are cut-to-fit. Plenty of paint and hardware are included with each cottage.

WRITE FOR SPECIAL CATALOG OF SUMMER COTTAGES



# ALL MATERIAL CUT-TO-FIT



## STERLING GARAGES

These low prices are quickly absorbed by your present storage charges—then that item of your automobile upkeep is eliminated.

LA SALLE  
No. 1

COLONIAL  
No. 3

For schedule of sizes and prices see price list  
in front of book

VANDERBILT  
No. 2

BELLEVUE  
No. 4

For schedule of sizes and prices see price list  
in front of book

All hardware, track and hangers, and paint included  
All materials are cut-to-fit. Floors not included.

*Sterling Homes Manufactured By*  
International Mill & Timber Co.  
Bay City, Michigan



# STERLING INTERIOR FIXTURES AND DOORS



**RICHELIEU COLONNADE**

Just the thing for opening between living and dining rooms, or between living room and hall.



**WORTHINGTON BOOKCASE COLONNADE**

With tapered square columns and leaded glass bookcases. A beautiful built-in fixture for any home.



**2-Panel Inside Door**



**5-Cross Panel Inside Door**



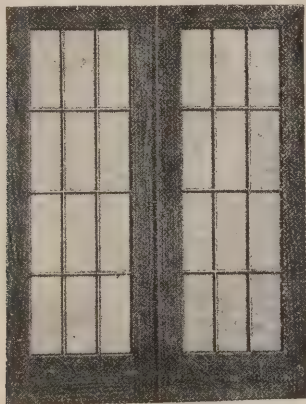
**3/4-Length Glass Door**



**2-Panel 8-Light Door**



**3-Cross Panel 1-Light Door**



**FRENCH DOORS**

Double French doors, as illustrated above, complete with hardware.



**KITCHEN CUPBOARD No. 8**

Size 4 feet by 7 feet



**KITCHEN CUPBOARD No. 9**

Size 6 feet by 7 feet

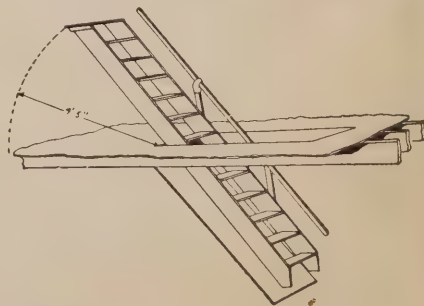
Above cupboards furnished with houses where shown on floor plans.

## STERLING MOVEABLE STAIRWAY

Why not finish off an extra room in your attic? It is no longer necessary to build a box stairway to attic rooms. Install a "STERLING Moveable Stairway" without using any space from room below and saving expense of partitioning, lathing and plastering.

So simple that a child can operate it easily. A slight pull on the chain slides stairway down to position for ascending. When stairway is no longer desired, a slight push upward rolls it noiselessly back into the ceiling.

Prices and descriptive circular sent on request.





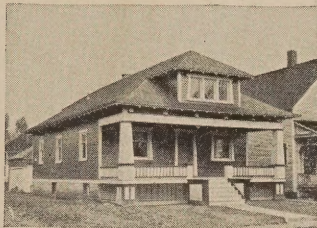
# WHAT STERLING HOME OWNERS SAY



## A WINSOM

"I believe I can safely say over a hundred people have been through my WINSOM 'D,' and all agree it is a beautiful little place. Some men of good authority on lumber have examined it and each says it is the best lumber he has seen put into a house in a number of years."

MR. AND MRS. J. H.,  
Elmira Hgts., N. Y.



## A MIRACLE

"My MIRACLE has proved that my coal bill for heating is about one-half the amount required for heating the same size house, according to my neighbors. An almost uniform phrase with several contractors who have been through the house was, 'I'll bet you didn't get that lumber here.' The material was ample and of good quality."

A. W. T., East Akron, O.



## A REMBRANDT

"We began actual erection of our REMBRANDT STERLING HOME on the 5th of August and moved into the completed home on the 5th of October. This includes the actual finishing of everything, installation of lights, plumbing, etc. I feel that my saving was \$273.00."

M. L. H., Toulon, Ill.



## AN IMPERIAL

"We are not merely pleased but are overjoyed with our IMPERIAL. It is in a class by itself. The saving surely has been great and a STERLING HOME means all the name stands for. I have built other houses and seen many built, but I never will build another except by the STERLING SYSTEM."

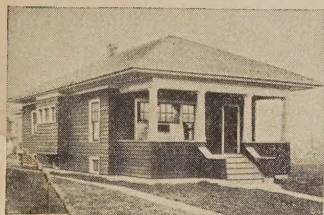
F. M., Peoria, Ill.



## A WINDEMERE

"It is my pleasure to again say, after living in my WINDEMERE for over two years, that we grow more pleased with it each day. I take great pleasure in showing it and boosting your firm to all who are interested in building."

W. N., Lynchburg, Va.



## A MAYFAIR

"Received the MAYFAIR promptly and the house showed up like a mushroom. I feel I have the neatest and most complete bungalow for its size in Charlevoix. It was handled very nicely by my contractor, although it was his first experience with a readicut."

E. E. C., Charlevoix, Mich.



## A SENATOR "B"

"I have my SENATOR completed and have been living in it for a month—it is grand! I like the plan and it makes a fine appearance from the outside. The lumber was just as you represented it and plenty of it. My carpenter who is also a contractor said such a house put up by contract would cost \$700 more than the SENATOR cost me."

L. C. W., So. Burgettstown, Pa.



## AN ARLINGTON

"In a word, the concern is fine to deal with—the goods are faithfully represented by them, and A No. 1. I am proud of my house. It is warm and well built, the lumber is beautiful in grain and finish, and the mill work simply wonderful. I recently had an offer for nearly three times the cost of my place."

G. F. F., Clayton, N. Y.

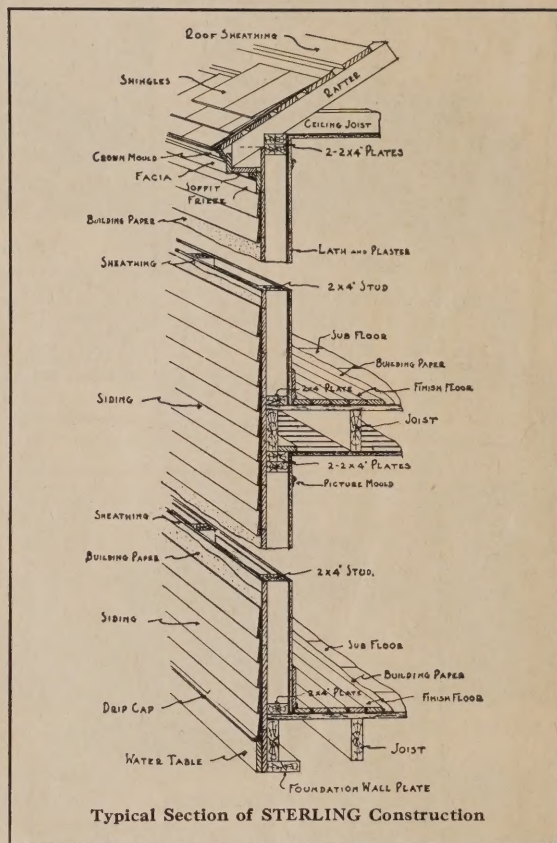
INTERNATIONAL MILL & TIMBER COMPANY  
BAY CITY, MICHIGAN



# SPECIFICATIONS OF STERLING HOMES

ANY PLAN CAN BE REVERSED WITHOUT EXTRA CHARGE

- 1—**Framing:** Cut-to-fit. All No. 1 Hemlock, STERLING quality.
- 2—**Basement Stairs:** Cut-to-fit. We furnish basement stairs from basement floor to grade landing of 2" stringers and 2" treads. Grade stairs from grade landing to first floor have  $\frac{3}{4}$ " treads and risers. Where house are shown of wood construction above grade, this material is furnished as shown, including basement sash and frames.
- 3—**Girders:** Cut-to-fit. 6"x8" No. 1 Hemlock, STERLING quality. Girders are built up of a number of timbers in order to cross the grains of the various pieces, thus securing maximum strength.
- 4—**Wall Plates:** Cut-to-fit. 2"x6" No. 1 Hemlock, STERLING quality. To lay on masonry foundations.
- 5—**Joists:** Cut-to-fit. Size according to span—double under partitions, spaced 16" on centers. See description under each house.
- 6—**Ceiling Joists:** Cut-to-fit. 2"x4" or 2"x6" according to span, No. 1 Hemlock, STERLING quality.
- 7—**Porch Joists:** Cut-to-fit. 2"x6" or 2"x8" according to span, No. 1 Hemlock, STERLING quality. See description under each house.
- 8—**Cross Bridging:** Cut-to-fit. One row bridging for spans 10' to 14', two rows for spans 14' and over.
- 9—**Sub-Flooring:** Cut-to-fit. 1"x6" or 1"x8" No. 1 Hemlock, STERLING quality, for both first and second floors. This makes a warmer, stronger building and provides a floor to carry on the rough work and plastering.
- 10—**Finished Flooring:** Cut-to-fit. Tongued and grooved, entire first and second floors,  $\frac{3}{4}$ "x $3\frac{1}{4}$ " Clear Yellow Pine or Fir, our option.
- 11—**Porch Flooring:** Cut-to-fit. Tongued and grooved,  $\frac{3}{4}$ "x $3\frac{1}{4}$ " Clear Yellow Pine or Fir, our option.
- 12—**Studding:** Cut-to-fit. 2"x4" No. 1 Hemlock, STERLING quality, spaced 16" on centers, with single bottom plate, double top plates and double studs where necessary. Headers and trimmers for doors and windows cut-to-fit.
- 13—**Sheathing:** Cut-to-fit. Outside wall sheathing, 1"x6" or 1"x8", square edge, No. 1 Hemlock, STERLING quality.
- 14—**Building Paper:** Special heavy weight STERLING building paper for all outside walls and between floors.
- 15—**Beveled Siding:** STERLING quality. 2"x6" Redwood, Spruce or White Pine, our option.  $\frac{1}{2}$ "x8" or 10" is furnished where photo shows wide siding. Shingles can be substituted for siding without extra charge.
- 16—**Rafters:** Cut-to-fit. Hip and Valley rafters 2"x6". Common rafters and jack rafters 2"x4" or 2"x6", as noted in description. No. 1 Hemlock, STERLING quality.
- 17—**Roof Boards:** Cut-to-fit. 1"x6" No. 1 Hemlock, STERLING quality, to be laid 2" apart to ventilate wood shingles. If asphalt shingles are used, roof boards must be laid tight together, requiring additional material. Write for special price on tight roof boards and asphalt shingles.
- 18—**Shingles:** STERLING quality. Extra Star A Star 5 to 2 White Cedar or Extra Star A Star 6 to 2 Red Cedar, our option. To be laid  $4\frac{1}{2}$ " to the weather on roof and 5" on side walls. Bevel siding can be substituted for shingles on side wall without extra charge. Asphalt shingles for roof and tight roof boards will be furnished for slight additional charge. Write for special price.
- 19—**Lath:** STERLING quality. Standard 32" and 48" Hemlock or White Pine, our option.
- 20—**Grounds:**  $\frac{5}{8}$ "x $\frac{3}{4}$ " furnished for plaster guides around inside doors and around all partitions to receive base. Furring strips furnished in kitchen and bath as required to cover plumbing pipes.
- 21—**Outside Finish:** STERLING quality. No. 1 White Pine or equal for frieze, soffit, fascia, corner boards, water table, belt course, porch finish, treads, mouldings, etc. We furnish outside finish in woods that have demonstrated their permanence under all weather conditions.
- 22—**Inside Finish:** STERLING quality. Clear Yellow Pine or Fir, our option, for door and window trim, stairs, base, picture moulding, etc. Two member base for all rooms. Chair rail for kitchen and bath. Picture mould for all rooms except kitchen and bath.
- 23—**Doors and Door Frames:** STERLING quality. Outside door frames, cut-to-fit, 1 $\frac{3}{8}$ " jambs, with casings and hardwood sills. Inside door frames, cut-to-fit,  $\frac{3}{4}$ " jambs, with stops and casings. Front door design shown in illustration, Clear White Pine with D. S. A. glass. Grade entrance and rear doors Clear White Pine, wood panels below, glass panel above. Inside doors Clear White Pine, 2-panel or 5-Cross Panel, our option, 1 $\frac{3}{8}$ " thick.
- 24—**Windows and Window Frames:** STERLING quality. Window frames, cut-to-fit, White Pine, shipped knocked down, tied in bundles. Complete with jambs, sills, casings, etc. All window frames provided with weight pockets and pulleys holes. Casement sash frames, cut-to-fit, complete with 1 $\frac{3}{8}$ " rabbated jambs, sills, casings, etc. Windows, 1 $\frac{3}{8}$ " thick, double hung with check rail, divided as shown, glazed with clear glass. Casement sash, 1 $\frac{3}{8}$ " thick, divided as shown, glazed with clear glass. All windows and casement sash manufactured complete, glazed and crated.
- 25—**Hardware:** Hardware of standard make is furnished. Mortised door locks and door hinges. Sash lifts, locks, weights, pulleys and sash cord, cupboard hardware, coat hooks for all closets, base knobs. Plenty of nails of all necessary sizes; flashing around chimney, galvanized ridge roll and valley tin.
- 26—**Paint:** Outside paint, ready mixed of finest quality prepared exclusively for us by one of the foremost paint manufacturers is furnished for all outside work, two coats. Plenty of linseed oil, putty, etc., are included. Shingle stain for side walls only, two brush coats.



Typical Section of STERLING Construction

Shingle stain for roof not included, but can be furnished at a slight additional cost. Write for quotation.

Paints or shingle stain colors listed under each illustration will be furnished unless otherwise noted on your order.

Inside paint, clear STERLING varnish, two coats, furnished for all inside finish and floors or one coat of stain may be substituted for one coat of varnish.

- 27—**Inside Fixtures:** Cupboards, Wardrobes, Colonnades, and Arches are assembled complete and furnished when shown on plans. Mantle Shelves not included. Prices on application.

- 28—**Miscellaneous:** STERLING PLANS. Complete building plans are furnished with each home. Extra sets will be provided upon request to file with your building inspector. Every piece of lumber furnished is plainly shown, marked with its dimension and located. A complete framing plan for each floor, side wall, partition and roof is included, also foundation plans covering all masonry work.

- 29—**BILL OF MATERIAL:** A complete bill of material is furnished to check your materials out of the car and aid your contractor in the erection. Each set of plans furnished is accompanied by simple building instructions which carry the operations through from the foundation to the roof.

- 30—**PLASTER AND MASONRY MATERIALS:** Cement blocks, brick, plaster, mortar and all masonry materials are not included, with our shipment. Careless handling of these materials during shipment often entails loss and freight charges on a car including such materials are higher than on a car of straight lumber and mill work.

- 31—**HEATING, LIGHTING AND PLUMBING MATERIALS:** We recommend that these items be purchased locally. Because we have sometimes had difficulty in securing prompt shipments from our plumbing, heating and lighting manufacturers, we have discontinued this part of our accessory service. This action has also seemed wisest to us because the installation of locally purchased fixtures is generally given more prompt and careful attention.

- 32—**CUTTING FOR CHIMNEYS AND FIREPLACES:** Our plans do not provide for cutting out and framing around chimneys and fireplaces. Oftentimes a customer does not wish to include a fireplace or a chimney where one is shown on our plans. Chimneys can be cut in any place desired and we always recommend that your mason supply the carpenter with the proper dimensions for framing these openings.

- 33—All quotations F. O. B. mill, for immediate acceptance, and subject to change without notice.



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# SATISFACTION AND SERVICE

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With Every STERLING HOME

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**T**HERE are five reasons why you should buy a STERLING HOME. Read every paragraph carefully. We tell you below what we mean by "Guaranteed Satisfaction and Service." Remember you and other STERLING HOME owners are responsible for our success because we can only succeed as we give satisfaction.

## 1 HONEST MATERIALS

STERLING construction uses only the highest grade materials—materials which experience and the test of time have proven best for the purpose. STERLING specifications (see page 72) are exact descriptions for materials we furnish.

## 2 FAIR PRICES

When you buy a STERLING HOME you get the advantage of direct prices. Our extensive handling of building materials, coupled with our enormous buying power, have produced most efficient and economical methods. We save you money on every detail of construction in your new home.

## 3 PROMPT SHIPMENT

We carry enormous stocks on hand at each of our shipping points and our handling and loading facilities are unexcelled. This insures fresh, clean lumber, direct shipments and lowest costs.

For terms and method of shipment, see price list in front of book.

## 4 WE HELP YOU SAVE

Many things come up in the planning of a building which require the service of men skilled in this particular work. Our Estimating Engineering Bureau will answer all your questions and furnish you free of charge with right up-to-the-minute advice which you have to pay good money for anywhere else. This is merely part of our policy of putting the best into every STERLING HOME and giving you the benefit.

## 5 READ OUR GUARANTEE

It is our intention that every article illustrated or priced in this book will reach you, as described, in perfect condition and give you entire satisfaction. You take no risk in sending us your order and your money, for we give satisfaction in every detail. If there is anything unsatisfactory, you can rest assured that we will make it right. A substantial business such as ours is built up only on such a policy.

## International Mill & Timber Company

General Offices and Mill: Bay City, Michigan

Southern Mill: Arkansas



